

**Democratic Services Section  
Legal and Civic Services Department  
Belfast City Council  
City Hall  
Belfast  
BT1 5GS**



**Belfast  
City Council**

4th March, 2026

**PLANNING COMMITTEE**

Dear Alderman/Councillor,

The above-named Committee will meet in hybrid format, both in the Lavery Room, City Hall and remotely, via Microsoft Teams, on Tuesday, 10th March, 2026 at 5.00 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully,

John Walsh

Chief Executive

**AGENDA:**

1. **Routine Matters**
  - (a) Apologies
  - (b) Minutes
  - (c) Declarations of Interest
2. **Committee Site Visit (Pages 1 - 2)**
3. **Planning Appeals Notified (Pages 3 - 4)**
4. **Planning Decisions Issued (Pages 5 - 26)**
5. **Live Applications for Major Development (Pages 27 - 30)**
6. **Committee Decisions that have yet to issue (Pages 31 - 40)**
7. **Miscellaneous Reports**
  - (a) Planning Performance Network

- (b) Local Applications subject to NI Water Objections
- (c) Planning Learning and Engagement Programme - Request for Nominations (Pages 41 - 42)

8. **Planning Applications previously considered**

- (a) **LA04/2024/0483/F** and **LA04/2024/0480/DCA** - Proposed change of use from Office (B1) and restaurant (Sui Generis) to Hotel comprising of 88 no. bedrooms, two storey rooftop extension, restaurant and bar offerings, gym facilities, including new dormer windows on roof, internal and external refurbishment and alterations, and all associated site works. Part demolition of existing buildings (stripping back of roof, shopfront and other external alterations to facilitate change of use and extension of buildings to hotel use. - 34-44 Bedford Street and 6 Clarence Street
- (b) **LA04/2024/0015/F** - Erection of 53 residential units (including 43 dwellings and 10 apartments) including creation of access, internal roads, landscaping and associated works (revised information). - Lands at Cabin Hill, Upper Newtownards Road
- (c) **LA04/2025/0288/F** - Retrospective change of use from ground floor taxi passenger terminal, cafe, office and newsagent to a Homeless Centre, Category D1(B). The centre will provide meals, washing and changing facilities and an internal social amenity area for users. The centre will operate Monday, Tuesday, Wednesday and Thursday each week from 4:00 pm up until 10:00 pm (Amended Description) - Existing taxi passenger terminal and former retail unit located within 35a King Street

9. **Planning Applications**

- (a) **LA04/2024/0569/O** - Outline planning permission with all matter reserved for independent living (Use Class C1) units and up to 62no. assisted living units (Use Class C3), associated internal access roads, communal open space, revised access from Castleview Road, associated car parking, servicing, amenity space and landscaping and demolition of dwellings at Castleview Road (nos. 2, 4, 6, 16, 18, 20, 22, 24, 26, 28 & 30) and Summerhill Parade (nos. 18, 20 & 22) (amended description). - Stormont Hotel, 587 Upper Newtownards Road BT4 3LP and adjacent properties at Castleview Road (nos. 2, 4, 6, 16, 18, 20, 22, 24, 26, 28 & 30), Summerhill Parade (nos. 18, 20 & 22), and rear of 160 Barnetts Road, Belfast (amended address) (Pages 43 - 64)
- (b) **LA04/2024/0570/F** - Change of use of an existing hotel, conference centre and offices (sui generis) to a 97-bed care home (Use Class C3(b)) and 1,559sqm diagnostic medical facility (Use Class D1(a)), associated access, car parking, landscaping and open space (amended plans and description to remove reference to demotion of number 39 Summerhill Park). - Stormont Hotel, 587 Upper Newtownards Road (Pages 65 - 88)
- (c) **LA04/2025/0574/F** - Erection of eight storey building comprising seven floors of grade A office accommodation, ground floor retail / business units together with car parking (15 no. spaces), cycle parking and plant areas: and public realm improvements including dedicated drop-off area to front of building - Surface level car park at lands to east of Lanyon Place Station Mays Meadow

- (d) **LA04/2025/1272/F** - Erection of temporary mobile classroom village to facilitate future refurbishment and extension of existing Harberton North Special School, comprising 3 no. 2-storey blocks of temporary classroom accommodation, temporary hard play areas, temporary staff and visitor parking areas, tree removal and landscaping. (Amended Plans) - Harberton North Special School 29a Fortwilliam Park
- (e) **LA04/2025/1003/F** - Proposed use of 300 No. Student Bedrooms/Studios as Short Term Let Accommodation outside of term time - 81-107 York Street (Pages 89 - 98)
- (f) **LA04/2025/0973/F** - Retrospective change of use from student accommodation to short term lets accommodation (limited to July & August only) - Bradbury Place 30-44 Bradbury Place
- (g) **LA04/2025/0837/F** - Demolition of Mount Masonic Hall, erection of 35 no. social housing units in 2 no. blocks with associated private, shared, communal, and public space, 29 no. private car parking spaces, vehicle and pedestrian access from Park Avenue, improvements to pedestrian steps linking Strandburn Drive to Sydenham Park, and demolition of 1no. garage. - Land of the former Mount Masonic Hall, 45 Park Avenue (Pages 99 - 122)
- (h) **LA04/2025/0594/F** - Change of use from 4 bedroom residential property (C1) with to 5 bed HMO with occupancy of 5 (Sui Generis) - 163 Ballygomartin Road (Pages 123 - 136)
- (i) **LA04/2025/1002/F** - Change of use from 4 bed residential dwelling (C1) to 5 bedroom HMO (suis generis) with occupancy for 5 people - 24 Rutherglen Street
- (j) **LA04/2025/1350/F** - Change of Use from 3 bed Dwelling (Class C1) to 5-bed, 5-person HMO (sui generis) - 29 Glencairn Street (Pages 137 - 150)
- (k) **LA04/2025/0463/F** - Proposed change of use of Vacant Warehouse to indoor Padel Court Facility to include, Cafe, Changing rooms, Gym, Picklecourts and ancillary site development works - Decco Ltd 1-5 Redcar Street (Pages 151 - 162)
- (l) **LA04/2025/0951/F** - Proposed 25m monopole with 6no. antennas, 4no. transmission dishes, 2no. equipment cabinets and ancillary development thereto. - Loughside playing fields, Shore Road
- (m) **LA04/2025/1692/F** - Extension of existing ballstop fencing from 5m to 8m along three sides. This will total 220m in length. (Amended Proposal Description) - Existing soccer pitch at Marrowbone Millenium Park (approx. 25m north of No. 8 Ardoyne Court), Ardoyne Avenue



## Planning Committee

### PLANNING COMMITTEE SITE VISITS – NOTE OF MEETING

Tuesday 3rd March, 2026

#### **Pre-emptive Committee Site Visit**

- **LA04/2025/0837/F** - Demolition of Mount Masonic Hall, erection of 35 no. social housing units in 2 no. blocks with associated private, shared, communal, and public space, 29 no. private car parking spaces, vehicle and pedestrian access from Park Avenue, improvements to pedestrian steps linking Strandburn Drive to Sydenham Park, and demolition of 1no. garage. - **Land of the former Mount Masonic Hall, 45 Park Avenue.**

**Members Present:** Alderman Rodgers, and  
Councillors Anglin, D. Douglas, S. Douglas and  
Groogan.

**Officers in Attendance:** Ms. L. Walshe, Principal Planning Officer; and  
Ms. C. Donnelly, Committee Services Officer.

The Members and the officers convened at Park Avenue (12.15 p.m.) the for the purpose of undertaking the site visit in respect of the above application and to allow the Members to acquaint themselves with the location and the proposal at first hand.

The Members viewed the site with the proposed plans.

The visit concluded at 12:35 p.m.

This page is intentionally left blank

# Agenda Item 3

## PLANNING COMMITTEE – 17 FEBRUARY 2026

### APPEALS NOTIFIED

### COUNCIL: BELFAST

ITEM NO 1 PAC REF: 2025/A0126  
PLANNING REF: LA04/2025/0122/F  
APPLICANT: Philip Tera Developments Ltd  
LOCATION: Lands Between 14 and 16 Lancedean Road, Belfast, BT6 9QP  
PROPOSAL: Demolition of 4 no. garages and erection of 2 no. semi-detached dwellings, part 2 storey part 3 storey  
PROCEDURE:

ITEM NO 2 PAC REF: 2025/E0072  
PLANNING REF: LA04/2022/0410/CA  
APPLICANT: Peter Tobin  
LOCATION: Land at 20 Brown Street, Town Parks, Belfast, BT13 2GN  
PROPOSAL: Alleged unauthorised change of use of 20 Brown Street, Town Parks, Belfast, BT13 2GN, from a dwelling house to short term let accommodation without the benefit of planning permission  
PROCEDURE:

ITEM NO 3 PAC REF: 2025/A0127  
PLANNING REF: LA04/2025/0040/F  
APPLICANT: Richard Gorman  
LOCATION: 58 & 58A Belmont Church Road, Belfast, BT4 3FG  
PROPOSAL: Retrospective outbuildings and boundary fences and demolition of existing outbuildings  
PROCEDURE:

ITEM NO 4 PAC REF: 2025/A0131

PLANNING REF: LA04/2024/0624/F

APPLICANT: Ashley Hunter

LOCATION: 107 Orangefield Road, Belfast, BT5 6DD

PROPOSAL: Retrospective erection of timber fence, stone gabion walls, including proposed planting, level changes and all associated site works

PROCEDURE:

### **APPEAL DECISIONS NOTIFIED**

No new decisions received

## Planning decisions issued February 2026 - No. 128

<u>Application number</u>	<u>Category</u>	<u>Location</u>	<u>Proposal</u>	<u>Decision</u>
LA04/2025/0361/F	LOC	6-8 Greenwood Avenue Belfast, Belfast, BT4 3JJ	Change of use of existing warehouse storage to provide additional veterinary facilities to existing surgery and elevational changes.	Permission Granted
LA04/2025/1469/F	LOC	Lands approx 20m east of No. 30 Stockmans Way, Belfast, BT97ND	The installation of a 20m high Monopole accommodating 6No. Antennas, 3No. RRUs, and 1No. 0.3m Transmission Dish. Proposed ancillary development on in the form of the installation of 2No. equipment cabinets.	Permission Granted
LA04/2025/1506/F	LOC	4 Trassey Close, Belfast, BT6 0DY	Single storey extension to rear. Demolition of existing rear wall and lean to structure. Removal of rear window and door.	Permission Granted
LA04/2025/1694/F	LOC	Woodlands Playing Fields, Finaghy Road North, Belfast	The installation of 7 x Ballstop Systems @ 30m x 12m high.	Permission Granted
LA04/2025/1799/A	LOC	Lands directly south of Titanic Belfast and north-west of Hamilton Dock located off Queens Road, Belfast (Hamilton Dock hotel)	Erection of signage for hotel development approved under planning permission LA04/2023/3442/F, comprising 4 no. internally illuminated projecting signs to hotel elevations, 2 no. internally illuminated projecting signs to car park wall, and 1 no. totem wayfinding sign adjacent to the eastern elevation.	Consent Granted
LA04/2025/1932/F	LOC	7 Weavershill Mews, Belfast, BT14 8QN	Replacement roof and minor refurbishment works	Permission Granted

LA04/2025/1931/F	LOC	13 Mountainhill Walk, Belfast, BT14 8PD	Demolition of chimney stack, replacement roof and minor refurbishment works	Permission Granted
LA04/2025/1823/DC	LOC	28 Malone Park, Belfast, BT9 6NJ	Discharge of condition 10 LA04/2019/1819/F- Construction Environmental Management Plan	Condition Discharged
LA04/2025/1907/F	LOC	1 Trostan Way, Belfast, BT11 8GT	Single storey rear extension	Permission Granted
LA04/2025/2193/NMC	LOC	Mountainview Centre Norglen Gardens, Belfast, BT11 8EL	NMC to LA04/2023/2324/F- fenestration and door alterations, internal layout reconfiguration and additional defensible space	Non Material Change Granted
LA04/2026/0002/F	LOC	6 The Green, Belfast, BT17 0EH	Replacement detached garage	Permission Granted
LA04/2026/0050/CLOPUD	LOC	17 Orangefield Gardens, Belfast, BT5 6DP	Single storey side extension	Permitted Development
LA04/2022/2164/F	LOC	Lands between Unit 19 and Unit 31 Duncairn Gardens Belfast BT15 2GG	Renewal of Planning Permission LA04/2017/0875/F - Erection of a new 4 storey building, proposed use class B2 and B4 on the ground floor and use class B1 (b) and (c) on the upper floors with demolition of existing two storey building and existing 3.1 metre high metal railings and fence (Amended Description)	Permission Granted
LA04/2025/0768/F	LOC	106 Old Holywood Road , Ballymaghan, BT4 2HL	Single Storey rear extension.	Permission Granted
LA04/2025/0891/F	LOC	10 Kings Square, Belfast, BT5 7EA	Change of use from hairdressers to veterinary practice	Permission Granted
LA04/2025/1698/F	LOC	29a Hampton Park, Belfast, BT7 3JP	Proposed single storey rear extension and two storey side extension.	Permission Granted
LA04/2025/1987/F	LOC	97 Orchardville Crescent, Belfast, BT10 0JS	Single storey rear extension and demolition of stand alone garage.	Permission Granted
LA04/2025/2045/F	LOC	180a Grosvenor Road, Belfast, BT12 5AU	Change of use: Residential to Short Term Let	Permission Granted

LA04/2025/2084/DCA	LOC	1 Hill Street, Belfast, BT1 2LA	Demolition of toilet units within the existing beer garden area of the premises. No change to external elements.	Consent Granted
LA04/2026/0006/NMC	LOC	8 Upton Avenue, Belfast, BT10 0LU	Side and rear elevational treatment change of proposed extension from white render to red clay facing brick finish.  Non material change - LA04/2024/0888/F	Non Material Change Granted
LA04/2022/2036/F	LOC	935-937 Crumlin Road Belfast BT14 8AB.	Mixed use development comprising of retail space on ground floor (extension to existing retail unit) and 8 residential apartments on 1st and 2nd floor.	Permission Granted
LA04/2025/0887/PAN	MAJ	Former Belfast Metropolitan College Campus Whiterock Road, Belfast, BT12 7PH	Proposed mixed use development comprising of social housing units (mix of dwellings and apartments) and a new children's centre, car parking, landscaping, open space and all associated site and access works (amendment to planning permission LA04/2024/0122/F).	Proposal of Application Notice is Acceptable
LA04/2025/0982/PRELI M	LOC	Ormeau Park, Belfast	Proposed temporary campsite at Ormeau Park	PAD Concluded
LA04/2025/1166/DC	LOC	Lands at Former Visteon Factory Blacks Road Belfast	Discharge Conditions 3,4,6,7 & 8 of Planning reference: LA04/2017/1489/F : Hydrogeological Risk Assessment and Validation Report	Condition Discharged

LA04/2025/1207/CLOPUD	LOC	55 Cedar Grove, Holywood, BT18 9QG	Single storey extension to the rear of the dwelling.	Permitted Development
LA04/2025/2032/F	LOC	Juice Jar 539 Lisburn Road, Malone Lower, Belfast, BT9 7GQ	Retrospective alterations to shop front	Permission Granted
LA04/2025/2129/WPT	LOC	39 Lancefield Road, Belfast BT9 6LL	1 x Pear tree (Situating in rear garden) Crown reduction in height by circa 2-2.5 meters back to a suitable growth point, reducing the trees canopy, size whilst still retaining the natural form of the tree.	Works to Trees in CA Agreed
LA04/2026/0016/DC	LOC	Former Visteon Factory Blacks Road, Belfast BT10	Noise Verification Reports prepared by Commercial Connections Ltd.	Condition Discharged
LA04/2024/1939/LBC	LOC	103-107 Royal Avenue, Belfast, BT1 1FF	Amendments to existing ground floor entrance doors, including amendments to shop frontage at 103-107 Royal Avenue	Consent Granted
LA04/2025/1043/PAD	LOC	Centre House 69-87 Chichester Street, Belfast, BT1 4JE	Proposed change of use from offices to hotel at 1st to 7th floor including elevational changes to the existing building (176no. bedrooms, breakfast room/ dining room, bar, kitchen, gym and business suite), proposed partial change of use of ground floor from café to retail unit and ancillary space for hotel and office entrance to hotel entrance, construction of a two-storey extension to the Chichester Street Elevation, relocation of plant rooms. Construction of additional plant room and construction of delivery entrance at ground floor.	PAD Concluded

LA04/2025/1339/PAD	LOC	Spórtlann , Coláiste Feirste, Falls Road, BT12 6DD	<p>The proposal is to develop a permanent base for research facilities, public access, and exhibition areas for the growing body of material in the Irish language archive in Belfast. The material is currently held in stewardship by the Trustees of Colaiste Feirste.</p> <p>ARdMackel Architects was commissioned to undertake a study to consider available sites in the weet of the city, and to then consider possible site optios within the grounds of Colaiste Feirste. The emerging, and preferred option, is to locate the archive facility on the roof of the recently constructed sports building. Such location is immediately adjacent to the 1750 former Riddel family home - now used as the administrative base for the school.</p>	PAD Concluded
LA04/2025/1576/F	LOC	43 Queensberry Park, Belfast, BT6 0HN	Single storey side extension.	Permission Granted
LA04/2025/1696/F	LOC	Existing soccer pitches at Clarendon Playing Fields (approx. 130m south- west of No. 5 Abbeydale Court), Abbeydale Gardens, Belfast.	Installation of 2 No. ballstop systems @ 30m x 6m (high).	Permission Granted
LA04/2025/1789/F	LOC	8-10 Winetavern Street, Belfast, BT1 1JQ	Change of use from Betting Office/Bookmakers to Fitness Studio	Permission Granted
LA04/2025/1838/F	LOC	21 Lagmore View Way, Belfast, BT17 0FP	Proposed dormer window at rear, velux window on front and window on gable elevation (Amended Description)	Permission Granted

LA04/2024/1208/F	LOC	279 Grosvenor Road, Belfast, BT12 4LL	Change of use from dental practice (D1) to retail (A1) at ground floor and to 2-bedroom apartment at first floor with additional works. (Amended Plans & Description).	Permission Granted
LA04/2024/1505/F	LOC	6 Onslow Parade, Belfast, BT6 0AR	Single storey side extension. Two storey side and rear extension. Dormer window to rear.	Permission Granted
LA04/2024/1594/PAD	LOC	38 - 44 Upper Arthur Street, Belfast, BT1 4GH	Demolition of the existing buildings on 13 Chichester Street and 38 - 42 Upper Arthur Street and the erection a 10/11-storey hotel building with ancillary hospitality uses.	PAD Concluded
LA04/2024/1836/F	MAJ	Lands between Ballygomartin Road and Upper Whiterock Road and to the west (rear) of Moyard Parade and New Barnsley Crescent, Belfast Co. Antrim BT13 3QZ	Proposed development of new walking trails linking Black Mountain Shared Space Project building (approved under LA04/2022/0853/F) on the Ballygomartin Road with the Upper Whiterock Road and Moyard Parade. Proposal to include gated accesses, stockproof fencing, seated areas, information signage, landscaping and associated site works.	Permission Granted
LA04/2024/1918/A	LOC	520a Shore Road, Belfast, BT15 4HF	Facade mounted high level sign, facade mounted signage board & new canopy mounted signage (Retrospective).	Consent Granted

LA04/2025/0004/F	LOC	Ground and 1st floor 3 Edward Street and 20 Talbot Street St Anne's Square Belfast, BT1 2LR	Extension of hotel (sui generis) comprising change of use from existing first floor gym (sui generis) to hotel accommodation and change-of use from existing ground floor gym (sui generis) to restaurant, with minor external alterations and ancillary plant. (Amended desc)	Permission Granted
LA04/2025/0624/F	LOC	Shorts Sports & Recreation Club, Hollywood Road, Belfast, BT4 1SL	Development of an indoor padel tennis facility comprising 8no. courts contained within a permanent marquee-building, with parking, landscaping and all associated works.	Permission Granted
LA04/2025/0588/DC	LOC	1 Millennium Way, Belfast, BT12 7AL	Discharge of condition 5 of LA04/2023/2861/F -Soft landscaping scheme.	Condition Not Discharged
LA04/2025/0628/DC	LOC	Apartment 52 (5th floor), Citygate, 2 Sussex Place, Belfast, BT2 8LN	Discharging of conditions 1 & 2 LA04/2022/0451/F-Management Plan and Permanent residence	Condition Discharged
LA04/2025/0827/CLOPUD	LOC	277 Cavehill Road, Belfast, BT15 5EY	Erection of storage for adapted mobility scooter under permitted development rights pertaining to 277 Cavehill Road.	Application Required
LA04/2025/0722/F	LOC	171, 173 and 175 Albertbridge Road, Ballymacarret, Belfast, BT5 4PS	Proposed demolition of existing buildings and erection of 3no.(2.5 storey) dwellings along with associated development	Permission Granted
LA04/2025/0880/F	LOC	Ground floor, Lagan House, 19 Clarendon Road, Belfast	Change of use from office (Use Class B1(a) to police station (sui generis) with internal reconfiguration and erection of external storage building.	Permission Granted

LA04/2025/1109/F	LOC	Edwards & Co 28 Hill Street, Belfast, BT1 2LA	Change of Use of Ground Floor Office (B1) to facilitate an extension to adjoining Public House (The Duke of York) with elevational changes, upper floors remaining in office use.	Permission Granted
LA04/2025/1110/DCA	LOC	Edwards & Co 28 Hill Street, Belfast, BT1 2LA	Removal / demolition of external render and internal walls to accommodate change of use.	Consent Granted
LA04/2025/1144/F	LOC	53 Springfield Road, Belfast, BT12 7AD	Change of use from 4 bed dwelling to 5-bed/5-person HMO	Permission Granted
LA04/2025/1251/F	LOC	Stormont Dental Care 502 Upper Newtownards Road, Belfast, BT4 3HB	Detached single storey building for ancillary staff facilities in the rear yard of an existing dental surgery and associated site works.	Permission Granted
LA04/2025/1288/F	LOC	114 Milltown Road, Belfast, BT8 7XP	Erection of a single-storey bungalow with a private garden and secure bicycle storage to support the autonomous living of a person with disabilities	Permission Granted
LA04/2025/1334/F	LOC	142 My Ladys Road, Belfast, BT6 8FD	Alteration of Existing 4-Bed HMO to a 5-Bed, 5-Person HMO (amended description)	Permission Granted
LA04/2025/1345/F	LOC	McDonalds 233 Shore Rd, Belfast, BT15 3PR	2 No. electric vehicle charging stations.	Permission Granted
LA04/2025/1387/DC	LOC	7 Laganview Court, Belfast, BT5 4AR	Discharge Condition 1 of application LA04/2021/0201/CA-Management Plan.	Condition Discharged
LA04/2025/1386/DC	LOC	7 Laganview Court, Belfast, BT5 4AR	Discharge of condition 2 of application LA04/2021/0201/CA- room for permanent residential use annotated on plan.	Condition Discharged

LA04/2025/1441/F	LOC	57 College Park Avenue, Belfast, BT7 1LR	Conversion of 3 no. apartments (7 No. Bedrooms) to 4 no. apartments (6 No. Bedrooms) with two storey rear and side extension including first floor terrace.	Permission Granted
LA04/2025/1489/F	LOC	34 Hawthornden Road, Belfast, BT4 3JW	Demolition of existing single storey rear return and sun room. Removal of 2 existing windows. Single storey extension to the rear and side. Creation of raised patio to the rear.	Permission Granted
LA04/2025/1569/F	LOC	32 Gibson Park Gardens, Belfast, BT6 9GN	Single Storey Rear/Side Extension. Garage Alterations.	Permission Granted
LA04/2025/1612/F	LOC	20 Tweskard Park, Belfast, BT4 2JZ	Roof alterations, replacing existing flat roof with pitched roof with velux windows. Removal of chimney. Single storey rear extension to dwelling and garage. Fenestration changes. Addition of Veranda to rear. Creation of new side entrance and steps. Patio extension with associated alterations.	Permission Granted
LA04/2025/1672/F	LOC	565 Oldpark Road, Belfast, BT14 6QW	Single storey rear extension. New steps to existing patio area.	Permission Granted
LA04/2025/1686/CLEUD	LOC	20 Whitehall Gardens, Belfast, BT7 3GW	Existing use as short term let	Permitted Development
LA04/2025/1693/F	LOC	Existing soccer pitch at Falls Park (approx. 50m east of No. 47 Norglen Drive), Falls Road, Belfast, BT11 8EL	Spectator fencing around pitch perimeter (1.2m high), 2 no. ballstop systems (20m x 6m high), and spectator hardstanding.	Permission Granted
LA04/2025/1743/F	LOC	33 Old Cavehill Road, Belfast, BT15 5GT	Single storey rear extension, fenestration changes. New garden shed.	Permission Granted

LA04/2025/1790/A	LOC	Loft Lines 13 Loftlines Way Belfast BT3 9FT	Erection of 2 no. internally illuminated aluminium main site ID signs, 3 no. internally illuminated acrylic, aluminium and stainless-steel site projecting signs, and 2 no. internally illuminated wall mounted aluminium car park signs.	Consent Granted
LA04/2025/1902/CLOPUD	LOC	14 Coolmoyne Park, Belfast, BT15 5HG	Demolition of existing semi-detached house.	Permitted Development
LA04/2025/1952/F	LOC	McClelland House 10 Heron Road, Belfast, BT39LE	Alterations to the 4 elevations of the buildings with new windows, brickworks and block/render. The existing tiled roof will also be replaced with a metal standing seam roof.	Permission Granted
LA04/2025/1980/DC	LOC	29-33 Bedford Street, Belfast, BT2 7EJ	Discharge conditions 18 & 19 of planning permission LA04/2020/0659/F - External materials and samples	Condition Discharged
LA04/2025/1981/DC	LOC	29-33 Bedford Street, Belfast, BT2 7EJ	Discharge condition 17 of planning permission LA04/2020/0659/F- Public realm landscaping plan	Condition Discharged
LA04/2025/1989/F	LOC	27 Glenshesk Park, Belfast, BT17 9BA	Demolition of existing conservatory to accommodate single storey rear extension with access ramp	Permission Granted
LA04/2025/2014/F	LOC	42 Gilnahirk Park, Belfast, BT5 7DY	Single storey extension to rear	Permission Granted
LA04/2025/2052/F	LOC	5 Clonlee Drive, Belfast, BT4 3DA	Retention of Existing Garden Room	Permission Granted
LA04/2025/2080/F	LOC	6 Earl Haig Gardens, Belfast, BT6 8NS	Demolition of single storey rear extension. New single storey rear extension. Replacement of garage door with window.	Permission Granted

LA04/2025/2120/F	LOC	312 Lagmore Meadows, Dunmurry, Belfast, BT17 0TJ	Proposed 2 Storey extension to side of dwelling. Proposed outdoor supervised enclosed area to rear.	Permission Granted
LA04/2025/2236/DETEI A	MAJ	Land bounded by North Street, Union Street, Kent Street and Royal Avenue, Belfast	Please see a copy of the enclosed document titled Request for EIA Screening Determination.	Environmental Statement Not Required
LA04/2026/0003/CLEUD	LOC	33 Clonallon Park, Belfast, BT4 2BZ	Single Storey Rear Extension.	Permitted Development
LA04/2025/2242/WPT	LOC	26 Cleaver Park, Belfast, BT9 5HY	Tree 1 Rowen Diseased tree. cut as necessary. Tree 2 Oak Minor pruning number of dead branches and 1 m crown Reduction. Tree 3 Birch clump of trees. Leaning over at a dangerous angle and large attenuation in even mild wind. Tree 4 Bay Laurel Reduce to 4 m. Tree 5 Ash Sapling Fell Tree 6 Cyprus Coniferous tree. Crown need taken down 3 metre. Tree 7 Apple Reduce by 2 m Tree 8 Apple Reduce by 2m Other shrubs need tidied /pruned. Front Garden Tree 9 Cherry some signs of disease. May need felled. Tree 10 Magnolia reduce by approximately 2 m.	Works to Trees in CA Agreed
LA04/2026/0142/WPT	LOC	17 Cranmore Avenue, Belfast, BT9 6JH	3 x Lime trees - Re-pollard to old previous points. 1 x Copper beach tree - Crown reduction by circa 1-1.5 Meters	Works to Trees in CA Agreed

LA04/2026/0145/PAN	LOC	Lands to the east of Hamilton Road and west 80 Sydenham Road, Belfast	Proposed erection of postal distribution centre with associated staff, fleet and visitor parking; EV-charging points; servicing arrangements; landscaping; site works and access arrangements from Hamilton Road	Proposal of Application Notice is Acceptable
--------------------	-----	---	--	--

LA04/2026/0174/WPT	LOC	16 Kings Road, Belfast, BT5 6JJ	<p>Complete prune with crown reductions of approximately 30% (3m), 2x Tilia x europea (Common Lime) at the front of the property to minimise the potential risk of failure, increase the light exposure and reduce the leaf fall/litter, as discussed during our site visit.</p> <p>Complete prune with a crown reduction of approximately 30% (3m), 1x Acer pseudoplatanus (Sycamore) at the front of the property to minimise the potential risk of failure, increase the light exposure and reduce the leaf fall/litter, as discussed during our site visit.</p> <p>Complete prune with a crown reduction of approximately 30% (3m), 2x Fagus sylvatica (Beech) at the rear of the property, to minimise the potential risk of failure, increase the light exposure and reduce the leaf fall/litter, as discussed during our site visit.</p> <p>Complete prune with a crown reduction of approximately 25%, 1x Liriodendron tulipifera (Tulip) at the rear of the property, to minimise the potential risk of failure, increase light exposure, and reduce leaf fall and litter, as discussed during our site visit.</p>	Works to Trees in CA Agreed
--------------------	-----	---------------------------------	---	-----------------------------

LA04/2026/0250/WPT	LOC	88 A 88a Malone Road, Belfast, BT9 5HP	<p>One mature Lime (Tilia sp.) located at the front of the property adjacent to the road boundary.</p> <p>Proposed works: Undertake a crown reduction of approximately 2 metres in height and 2 metres in lateral spread, pruning back to suitable growth points in accordance with BS 3998:2010.</p> <p>The reduction will maintain the tree's natural shape and form and will not involve topping or pollarding.</p> <p>Additionally, undertake a light crown thinning (approximately 10–15%) to remove minor crossing, congested and weak growth to improve crown structure and reduce wind loading.</p> <p>All works to be carried out by a suitably qualified arborist in accordance with BS 3998:2010 Tree Work Recommendations</p>	Works to Trees in CA Agreed
LA04/2023/3600/DC	LOC	57-59 & 61-63 Dublin Road, Belfast, BT2 7HE	Request for discharge of condition No. 25 LA04/2020/0761/F - Materials	Condition Not Discharged
LA04/2023/3599/DC	LOC	57-59 & 61-63 Dublin Road, Belfast, BT2 7HE	Request for discharge of condition No. 26 LA04/2020/0761/F- Treatment of gable wall.	Condition Not Discharged
LA04/2023/3854/F	LOC	Land adjacent to no.15 Batley Street, Belfast, BT5 5BW	2 no. terraced in-fill dwellings.	Permission Granted

LA04/2024/1529/F	LOC	53 Castlereagh Place, Belfast, BT5 4NN	Change of use from Use Class C1 Dwelling House to Bed and Breakfast.	Permission Granted
LA04/2024/2077/F	MAJ	Adelaide Business Centre 2-6 Apollo Road, Belfast, BT12 6HP	Proposed change of use from office space (B1) and storage or distribution (B4) to Bowling Alley, Restaurant, Indoor Golf, Children's Soft Play, VR Zone & Amusements, Smoking Area, Car Parking and Associated Site Works. Proposal includes changes to elevations. (Amended Plans Received).	Permission Granted
LA04/2025/0238/F	LOC	Browns, 10 Lelia Street, Belfast, BT4 1GF	Refurbishment of existing Class B4 use at ground floor. conversion of 1st, 2nd and 3rd floor to ancillary offices. Elevational changes to include cladding, formation of additional windows and doors, fire escape staircase, canopies, external improvements and associated works.	Permission Granted
LA04/2025/0413/PAD	LOC	Lands circa 55 metres south east of no.4: Lacefield, Upper Newtownards Road, and Lands circa 11 metres east of nos. 3, 4, 6 and 7 Campbell Chase, Hawthornden Way, Belfast	Proposed residential housing scheme along with associated development	PAD Concluded
LA04/2025/0450/F	LOC	19 Belmont Church Road, Belfast, BT4 3FF	Demolition to rear elevation and roof. Single storey rear extension and second floor roofspace extension with rear dormer. (Amended description with drawings remaining unchanged)	Permission Granted

LA04/2025/0495/F	LOC	Catholic Chaplaincy, 28-38 Elmwood Avenue, Belfast, BT9 6AY	Amendments to previously approved scheme Ref. LA04/2022/2040/F - Increase student bedrooms from 41 to 47.  Amendments to windows to rear elevations, minor addition to height of stair towers, and the addition of an external fire escape staircase from first floor to ground level to the rear of the building.	Permission Granted
LA04/2025/0499/F	LOC	Site at rear of 86 Hawthornden Way, Belfast, BT4 3LA	Renewal of planning permission LA04/2020/1816/F for new dwelling and double garage.	Permission Granted
LA04/2025/0508/F	LOC	Footpath in front of 565-575 Antrim Road, Belfast, BT15 3BU	20m high M-Range Pole, along with 6no antennas, 1no dish, 1no GPS module, 4no cabinets, and ancillary development thereto.	Permission Refused
LA04/2025/1139/F	LOC	St Josephs Primary School, 42 Cullingtree Road, Belfast, BT12 4LD	New modular multipurpose accommodation and repositioning of existing mobile unit. (Amended application boundary)	Permission Granted
LA04/2025/1245/F	LOC	337 Castlereagh Road, Belfast, BT5 6AB	Change of use from offices (B1) to community veterinary practice (D1). 7no. external wall mounted air-condition / ventilation units. External façade changes, new external shed, railings and additional site works.	Permission Granted
LA04/2025/1344/F	LOC	5 Cyprus Avenue, Belfast, BT5 5NT	New access on to Cyprus Avenue, with infill of existing rear access and pedestrian access on Sunbury Avenue.	Permission Granted

LA04/2025/1365/F	LOC	103 Old Westland Road, Belfast, BT14 6TE	Single storey side extension.	Permission Granted
LA04/2025/1559/DC	LOC	146 Parkgate Avenue, Belfast, BT41TJ	Discharge Condition 10 of LA04/2022/0118/F- Tree protection.	Condition Not Discharged
LA04/2025/1610/F	LOC	127 Castlehill Road, Belfast, BT4 3GQ	Single storey rear extension, new steps to rear.	Permission Granted
LA04/2025/1659/F	LOC	15 Ben Madigan Park, Newtownabbey, BT36 7PZ	Single-storey rear and side extension. Rear Canopy. Fenestration changes. Demolition and replacement of existing front veranda and detached garage. Conversion of garage into livable space. (Amended Description).	Permission Granted
LA04/2025/1772/F	LOC	60 Balmoral Avenue, Belfast, BT9 6NY	Proposed loft conversion with front and rear dormer windows and associated site works.	Permission Granted
LA04/2025/1695/F	LOC	Existing soccer pitch at Dixon Playing Fields (approx. 50m north-east of No. 100 Orby Road), Grand Parade, Belfast	Extension to existing spectator fencing on site, new ball stop system along with pedestrian and vehicular access gates. New kerb line and drainage along car park boundary.	Permission Granted
LA04/2025/1756/F	LOC	56 Cavehill Road, Belfast, BT15 5BT	Single storey rear extension.	Permission Granted
LA04/2025/1812/DCA	LOC	60 Balmoral Avenue, Belfast, BT9 6NY	Partial demolition of roof, demolition for windows on rear gable wall including internal demolition	Consent Granted

LA04/2025/1797/F	LOC	33 Malone Park, Belfast, BT9 6NL	Demolition of existing two storey and single storey rear extensions and construction of a new single storey rear extension. Alterations to existing window openings, the introduction of new fenestration, and the construction of a detached garage/ garden room. Installation of solar panels on the roof of the new extension as well as on the flat roof of the garage/garden room.	Permission Granted
LA04/2025/1798/DCA	LOC	33 Malone Park, Belfast, BT9 6NL	Demolition of existing two storey and single storey rear extensions, to allow for new single storey rear extension, general internal reconfigurations, adjustments to fenestration sizes, and the addition of new windows.	Consent Granted
LA04/2025/1834/F	LOC	7 South Sperrin, Tullycarnet, Belfast, BT5 7HW.	First floor cantilevered side extension, alterations to widen driveway. Creation of hardstanding area to front and 1.8m Timber fence to front and side elevation. (Amended Scheme & Amended Proposal Description)	Permission Granted
LA04/2025/1847/F	LOC	337-339 Woodstock Road, Belfast, BT6 8PT	Proposed change of use from offices (Class A2) to 2x 5 bed/ 5 person HMOs (sui Generis) with alterations to the front facade.	Permission Granted
LA04/2025/1873/F	LOC	64 Kings Road, Belfast, BT5 6JL	Single-storey rear extension. Removal of first floor window. Removal of first floor balcony, replacing with window. Creation of new patio area.	Permission Granted

LA04/2025/1874/DCA	LOC	64 Kings Road, Belfast, BT5 6JL	Removal of brickwork rear external and internal kitchen walls to accommodate new layout. Partial blocking up of 2 no. windows/ patio doors to the rear elevation to accommodate new flat roof.	Consent Granted
LA04/2025/1920/F	LOC	13 Beechgrove Park, Belfast, BT6 0NQ	Single storey rear extension, raised patio and steps to rear, garden store beneath patio and new side window.	Permission Granted
LA04/2025/1941/F	LOC	453 Ormeau Road, Ormeau, Belfast, BT7 3GQ	Retrospective - outdoor enclosed seating area to front of premises	Permission Granted
LA04/2025/1957/DC	LOC	Royal Ulster Agricultural Society The Kings Hall 488-516 Lisburn Road, Malone Lower, Belfast, BT9 6GW	Discharge condition 26 of planning permission LA04/2020/0845/O- Odour abatement	Condition Not Discharged
LA04/2025/2003/F	LOC	Unit 4, 32 Boucher Crescent, Belfast, BT12 6HU	Proposed Change of Use from coffee shop to restaurant including external alterations	Permission Granted
LA04/2025/2002/A	LOC	Unit 4, 32 Boucher Crescent, Belfast, BT12 6HU	2 No. Internally illuminated shop signs, 1 sign on principal elevation and 1 stamp sign on side elevation	Consent Granted
LA04/2025/2089/F	LOC	Hilton Hotel, 4 Lanyon Place, Belfast, BT1 3LP	Works include the removal of existing roof plant. Installation of a new structural frame to carry 8nr new air source heat pumps. Alongside this the existing flat-roof covering will be renewed and insulation upgraded.	Permission Granted

LA04/2025/2047/DC	LOC	Lands West of Monagh By-Pass South of Upper Springfield Road & 30-34 Upper Springfield Road & West of Aitnamona Crescent & St Theresa's Primary School. North and East of 2-22 Old Brewery Lane, Glanaulin, 137-143a Glen Road & Airfield Heights & St Mary's CBG School, Belfast.	Discharge condition 8 of planning permission LA04/2020/0804/F (Verification report)	Condition Partially Discharged
LA04/2025/2067/F	LOC	14 Cicero Gardens, Belfast, BT6 9FZ	Two storey side and rear extension.	Permission Granted
LA04/2025/2086/LBC	LOC	East Belfast Network Centre 55 Templemore Avenue, Belfast, BT5 4FG	Proposed installation of 68no. photovoltaic roof panels on 2no. existing inner courtyard facing pitched roofs.	Consent Granted
LA04/2025/2167/DC	LOC	Lands at the Gasworks Northern Fringe site; bounded to the north by McAuley Street Stewart Street and Raphael Street; Cromac Street to the west; the River Lagan and Belfast-Newry railway line to the east; and the Gasworks Business Park to the south.	Discharge of conditions 6 and 12 of LA04/2021/1672/O - verification report (blocks 1 and 3 of site A)	Condition Partially Discharged
LA04/2025/2221/F	LOC	80 Riverdale Park South, Belfast, BT11 9DD	Single storey rear extension.	Permission Granted
LA04/2026/0035/LBC	LOC	Loaf Cafe, The Ewart, Bedford Street, Belfast BT2 7GP	Insertion of internal aluminium glazed bi-fold 4-leaf automatic doors with double glazed safety glass	Consent Granted
LA04/2026/0036/DC	LOC	Lands at Plot 4 of Kings Hall Healthcare Village, west of 25 Harberton Park and north of 27 Harberton Crescent	Discharge Condition 11 LA04/2022/0311/F- Window schedule and ventilation.	Condition Discharged

LA04/2026/0071/F	LOC	23 Delhi Parade, Belfast, BT7 3AU	Single storey side and rear extension	Permission Granted
LA04/2026/0092/F	LOC	43 Stockmans Lane, Belfast, BT9 7JD	Demolition of existing single storey rear return and build full rear of site area single storey extension to provide bedroom and bathroom, also provide ramped access at front entrance, including widening of entrance door.	Permission Granted
LA04/2026/0128/CLEUD	LOC	197 Dunluce Avenue, Belfast, BT9 7AX	Existing House of multiple occupation (HMO)	Permitted Development
LA04/2026/0295/MDPA	LOC	Lands at the Gasworks Northern Fringe site; bounded to the north by McAuley Street Stewart Street and Raphael Street; Cromac Street to the west; the River Lagan and Belfast-Newry railway line to the east; and the Gasworks Business Park to the south.	Clause 6.1 of the Section 76 Agreement associated with planning permission LA04/2021/1672/O- Open Space Management Plan.	Condition Discharged
LA04/2026/0322/WPT	LOC	51 Osborne Park, Belfast, BT9 6JP	Removal of co dominate stemmed tree with included bark. Planted too close to x 2 properties.	Works to Trees in CA Agreed
LA04/2026/0324/WPT	LOC	66 Upper Malone Road, Belfast, BT9 5PD	Tree is extremely large with significant overhang into garden and road, almost touching my home. Concern regarding size and possible damage to my house, risk of injury from branches	Works to TPO Granted
				<b><u>Total Decisions</u></b>

This page is intentionally left blank

**Live Major Applications not previously considered by Committee @ 02.03.26**

Number	Application No.	Category	Location	Proposal	Date Valid	Target Date	Status
1	LA04/2023/3799/F	Major	Vacant lands (partial site of the former Wolfhill Flax Spinning Mill) located to the south, of Wolfhill Manor, north of Wolfhill Grove and west of Mill Avenue, Ligoniel Road, Belfast, BT14 8NR	New single storey 10-class based primary school, separate nursery school accommodation and school meals accommodation to facilitate the relocation of St. Vincent De Paul Primary School and Nursery from existing site on Ligoniel Road, Belfast. Proposal includes new pedestrian and vehicular accesses onto Mill Avenue, car parking, covered cycle storage area and hard play areas. Hard and soft landscaping including wildlife walkway, fencing, retaining walls, underground drainage system to include the reinstatement of underground storm sewer and headwall into adjacent DFI River wayleave. Includes temporary contractors compound and all associated site works.	09-Oct-23	06-May-24	Under Consideration
2	LA04/2023/4181/F	Major	Lands comprising the existing Sydenham Wastewater Pumping Station west of Park Avenue, Connswater River and King George V Playing Fields, to the south of the Sydenham By-Pass, east of The Oval football stadium, north and east of Parkgate Gardens and north of Parkgate Crescent, Parkgate Parade and Mersey Street, Belfast	Demolition of existing Wastewater Pumping Station (WwPS) with reinstatement of site as a landscaped area. Construction of a replacement WwPS including associated control building and hardstanding, the raising of site levels, in-channel works, provision of new rising main, other ancillary buildings, the creation of an access road on lands within the King George V Playing Fields to serve the facility, landscaping and other ancillary works. Provision of a temporary working area on lands within the King George V Playing Fields, the creation of a temporary access road from Mersey Street to facilitate construction traffic on lands to the rear of 1-35 Parkgate Gardens, the creation of a temporary footway adjacent to 88 Park Avenue and other ancillary development and landscaping restoration works.	14-Nov-23	11-Jun-24	Under Consideration
Page 27	LA04/2024/0570/F	Major	Stormont Hotel, 587 Upper Newtownards Road, Belfast BT4 3LP	Change of use of an existing hotel, conference centre and offices (sui generis) to a 97-bed care home (Use Class C3(b)) and 1,559sqm diagnostic medical facility (Use Class D1(a)), associated access, car parking, landscaping and open space (amended plans and description to remove reference to demolition of number 39 Summerhill Park).	04-Apr-24	31-Oct-24	Under Consideration
4	LA04/2024/0569/O	Major	Stormont Hotel, 587 Upper Newtownards Road BT4 3LP and adjacent properties at Castleview Road (nos. 2, 4, 6, 16, 18, 20, 22, 24, 26, 28 & 30), Summerhill Parade (nos. 18, 20 & 22), and rear of 160 Barnett's Road, Belfast (amended address)	Outline planning permission with all matter reserved for independent living (Use Class C1) units and up to 62no. assisted living units (Use Class C3), associated internal access roads, communal open space, revised access from Castleview Road, associated car parking, servicing, amenity space and landscaping and demolition of dwellings at Castleview Road (nos. 2, 4, 6, 16, 18, 20, 22, 24, 26, 28 & 30) and Summerhill Parade (nos. 18, 20 & 22) (amended description).	04-Apr-24	31-Oct-24	Under Consideration
5	LA04/2024/0910/F	Major	70 Whitewell Road, Newtownabbey, BT36 7ES Site at Hazelwood Integrated College	Redevelopment of Hazelwood Integrated College to include demolition of existing building and development of new school campus, new sports pitch, outdoor play areas, car parking, hard and soft landscaping and retention and refurbishment of the Listed Building (Graymount House) and other associated site works including a temporary mobile village during the construction process.	23-May-24	19-Dec-24	Under Consideration
6	LA04/2024/2024/RM	Major	Royal Ulster Agricultural Society, the Kings Hall, 488-516 Lisburn Road, Belfast, BT9 6GW	41no. retirement living apartments at Plot 6, parking and landscaping in accordance with outline planning permission LA04/2020/0845/O, seeking approval of layout, scale, appearance and landscaping details	18-Dec-24	16-Jul-25	Under Consideration

7	LA04/2024/2145/F	Major	Lands at North Foreshore / Giant's Park Dargan Road, Belfast, BT3 9LZ	Creation of a new Adventure Park comprising a community / visitor hub building including café, creche, flexible exhibition / community space, ancillary office space and maintenance yard. Development includes community gardens, bmx track, crazy golf, dog park, walking/running/cycle paths, outdoor amphitheatre, bio diversity zones, and recreational facilities. Associated landscaping and infrastructure (drainage, lighting, car / coach parking, WC block etc).	15-Jan-25	13-Aug-25	Under Consideration
8	LA04/2025/0012/F	Major	Lands at the Waterworks Park, located off the Cavehill Road; and lands at Alexandra Park, located between Castleton Gardens and Deacon Street; extending along Castleton Gardens and Camberwell Terrace to the road junction approximately 30 metres to the north west of 347 Antrim Road, Belfast, BT15 2HF	<p>Refurbishment and safety work to the Waterworks upper and lower reservoirs, and Alexandra Park Lake reservoir, to be complemented with wider environmental, landscape and connectivity improvements.</p> <p>The reservoir works comprise of a new overflow structure with reinforcement and protection of the return embankment parallel to the by-wash channel at Waterworks Upper reservoir. Repairs to the upstream face of Waterworks Lower reservoir with the addition of wetland planting to reduce the overall capacity of the reservoir. Removal of an existing parapet wall and embankment reinforcement at the Alexandra Park Lake reservoir.</p> <p>Improvements at Waterworks Park comprise the demolition of the existing Waterworks Bothy and replacement with a new building to include public toilets, Changing facilities, multi-purpose community room and kitchenette. Extension to existing Cavehill Road gatehouse building. Entrance improvements, new events space including multipurpose decking; resurfacing of footways; new pedestrian lighting along key routes; a dog park; replacement platforms and viewing area. New 3-on-3 basketball court; replacement surface to existing small sided 3G pitch; and upgrades to existing Queen Mary's playground.</p> <p>Improvements at Alexandra Park include the resurfacing of footways; new pedestrian lighting along key routes; new reinforced grass event space; new lake viewing area; new public toilets and changing places; entrance improvements. 2no existing bridges replaced; new pedestrian entrance; reimagined peace wall; new multi-sport synthetic surface with cover; and upgrades to existing play parks.</p> <p>Streetscape improvements along Camberwell Terrace and Castleton Gardens include resurfacing of footways with new kerbs; resurfaced carriageways and new tactile paving at pedestrian crossings; and all associated works.</p>	20-Dec-24	18-Jul-25	Under Consideration
9	LA04/2024/2134/F	Major	Site of the former Dunmurry Cricket Club, Ashley Park, Dunmurry, Belfast BT17 0QQ, located north of 1-10 Ashley Park and south of 1-20 Areema Grove and Areema Drive, Dunmurry.	Mixed use scheme for new community recreational facilities, including basketball court, parkland and residential development comprising 37no social/affordable housing units with landscaping and associated works.	21-Dec-24	19-Jul-25	Under Consideration
10	LA04/2025/0088/F	Major	Lands adjacent and south west of Monagh By-pass, north west of Nos. 17, 19 and 22 Black Ridge Gardens and c.150 metres south east of Nos. 38 to 70 (evens) Black Ridge View (part of the wider Glenmona mixed-use development), Belfast	Proposed mixed use development (in lieu of the previously approved employment zone under LA04/2020/0804/F) comprising a three storey building of 36 no. Category 1 (over 55's) social housing apartments and 7 no. single storey Class B1/B2 Business/Light Industrial Units. Development includes 2 no. access points, car parking, landscaping and all associated site works	17-Feb-25	15-Sep-25	Under Consideration

11	LA04/2025/0184/O	Major	38-52 Lisburn Road, Malone Lower, Belfast, BT9 6AA	Seven storey building (39.3m AOD) mixed use development comprising of Use Class B1 (c): Business, Research & Development and Use Class, D1: Community and Cultural Uses, including landscaping, parking, and servicing (Amended Description).	10-Feb-25	08-Sep-25	Under Consideration
12	LA04/2025/0574/F	Major	Surface level car park at lands to east of Lanyon Place Station Mays Meadow, Belfast, BT1 3NR	Erection of eight storey building comprising seven floors of grade A office accommodation, ground floor retail / business units together with car parking (15 no. spaces), cycle parking and plant areas: and public realm improvements including dedicated drop-off area to front of building	17-Apr-25	13-Nov-25	Under Consideration
13	LA04/2025/0974/F	Major	Site to the south of the former Knockbreda High School. Lands bounded by the A55 Upper Knockbreda Road to the south and south-east, Wynchurch Road to the north-east, Knockbreda Primary School to the north and Knockbreda Park to the west.	Development of a new primary school building for Forge Integrated Primary School. including development of a nursery unit, hard and soft play areas, landscaping, car parking, internal drop-off areas and new access arrangements onto the A55 Knockbreda Road via a new signalised junction; demolition of no. 138a Knockbreda Park and associated site works	04-Jun-25	31-Dec-25	Under Consideration
14	LA04/2025/1272/F	Major	Harberton North Special School 29a Fortwilliam Park, Belfast, BT15 4AP	Erection of temporary mobile classroom village to facilitate future refurbishment and extension of existing Harberton North Special School, comprising 3 no. 2-storey blocks of temporary classroom accommodation, temporary hard play areas, temporary staff and visitor parking areas, tree removal and landscaping. (Amended Plans)	31-Jul-25	13-Nov-25	Under Consideration
Page 29	LA04/2025/2013/F	Major	Netherleigh House, 1 Massey Avenue, Belfast, BT4 2JP	Change of use of Netherleigh House and existing office block to provide residential and nursing care facilities. Extensions to existing office block including a fourth storey floor, eastern and western gable extension and two front projections from the northern elevation. Erection of 36 no. assisted living apartments over two four storey blocks. Site parking, landscaped amenity areas, woodland trails and all associated site works	18-Nov-25	16-Jun-26	Under Consideration
16	LA04/2025/2018/F	Major	Lands at Donegall Quay, Tomb St. to north of Albert Square, Gamble St. to south of Corporation Sq, Little Patrick St. to east of Nelson St. & under the M3 bridge at Donegall Quay and Corporation St., Belfast, BT1 1AA	Public realm and road improvements including development of urban recreation space below the M3 flyover at Corporation Street / Tomb Street and new public space below the M3 flyover at Donegall Quay.	19-Nov-25	17-Jun-26	Under Consideration
17	LA04/2025/1991/F	Major	Makro, 97 Kingsway, Belfast, BT17 9NS	Subdivision of the existing cash and carry building and the change of use of 4,750 sq,m gross floorspace for use as a Class A1 retail; erection of new loading bay in service yard; minor external alterations to building; reconfiguration of car park.	03-Dec-25	18-Mar-26	Under Consideration
18	LA04/2025/2033/F	Major	The Maynard Sinclair Pavilion Stormont Estate, Belfast, BT4 3TA	Variation of conditions, 3, 6, 7, 8, 9, 12, 13, 14, 24, 25 and 27 of planning approval LA04/2023/2459/F to allow for phasing of the development.	12-Dec-25	27-Mar-26	Under Consideration
19	LA04/2025/2113/F	Major	St. Marys Christian Brothers Grammar School St Marys Christian Brothers Grammar School 147a Glen Road, Andersonstown, Belfast, BT11 8NR	The construction of a new Sports Hall, Gymnasium and P.E Facility and footbridge connecting to existing GAA playing field	09-Dec-25	07-Jul-26	Under Consideration

20	LA04/2026/0007/F	Major	Lands at Belfast YMCA, Knightsbridge Park, Stranmillis, Belfast. To the east of Nos. 15; 17; 19; 25; 27; 29; and 35 Knightsbridge Manor. South of Nos. 26 to 34 (evens) Knightsbridge Manor, Nos. 65; 66; and 68 Vauxhall Park, and Nos. 15 and 17 Marylebone Park. West of Nos. 35 and 38 Sharman Drive, and Nos. 39 and 42 Sharman Park, Belfast	Proposed mixed-use development comprising 3G playing pitch with floodlighting; Children's Play Area; Trim Trail; Car Parking; and 24 No. Dwelling Units including a mix of detached, semi-detached and apartment house types. The development also includes site access, internal roads, landscaping and pumping station and all other associated site and access works.	17-Dec-25	15-Jul-26	Under Consideration
21	LA04/2025/2215/F	Major	Halifax Building, 24 Cromac Place, Building, BT7 2JB	Proposed change of use from offices to nursing home comprising 156 no. bedrooms, ancillary scanning unit and all associated accommodation including dining/ café areas, day rooms and lounges, hairdressers, cinema rooms, treatment rooms and internal courtyard. The proposal also includes ancillary offices, landscaping, cycle parking, external alterations and all other site and associated works.	19-Dec-25	17-Jul-26	Under Consideration
Page 30	LA04/2025/2210/O	Major	Lands to the east of Corporation Street, north of Donegall Quay, west and south of Clarendon Dock, south, east and south west of Pilot Street, and south and south east of Corry Road, Belfast (amended address)	Hybrid planning permission is being sought for the following development:  Outline Planning Application (no matters reserved) for Plots A & B to provide 456No. residential units (apartments) and 1,600sqm of ground floor commercial uses including retail (Class A1), Financial and Professional (Class A2), Community and Cultural Uses (Class D1), Assembly and Leisure (Class D2), and café, bar and restaurant uses, landscaping, open space, play equipment, public realm improvements and all associated site and access works including servicing from Corporation Street.  Outline Planning Application (all matters reserved) for Plots C, D, E and F for a mixed-use development comprising residential (apartments and dwellings), a Hotel/Apart Hotel, ground floor commercial uses including retail (Class A1), Financial and Professional (Class A2), Community and Cultural Uses (Class D1), Assembly and Leisure (Class D2), and café, bar and restaurant uses, the change of use (principle only) to the listed Clarendon Building, Furnace House and Pump House (to include cafe and restaurant uses), re-purposing of Clarendon Dock for leisure uses and all associated site, access and infrastructure works.	27-Jan-26	25-Aug-26	Under Consideration
23	LA04/2026/0008/F	Major	468-472 Castlereagh Road, Belfast, BT5 6RG	Demolition of existing structures on site and erection of purpose built padel facility comprising 8no. padel courts and ancillary uses to include café, changing facilities and recovery studio and all other associated site and access works.	22-Dec-25	20-Jul-26	Under Consideration
24	LA04/2026/0282/F	Major	29-33 Bedford Street, Belfast, BT2 7EJ	Renewal of application reference LA04/2020/0659/F - Refurbishment of existing four storey terrace including alteration, extension to rear, partial demolition and reinstatement. Part change of use from art galleries to two cafes at ground floor. Retention of offices within existing building at second, third and fourth floor. Erection of new 13 storey aparthotel building to rear and associated works including public realm improvements	13-Feb-26	11-Sep-26	Under Consideration

# Planning Applications Discussed at Committee Between 01 Apr 2019 and 02 Mar 2026

Decision Description	Totals
	23
Application Withdrawn	
Consent Granted	
Consent Refused	
Permission Granted	6
Permission Refused	
<b>Total</b>	<b>29</b>

Application No.	Location	Proposal	Category	Date Valid	Statutory Target Date	Statutory Target Weeks	Current number of Weeks	Committee Date	Weeks between Valid date and Comm date	Weeks Since Committee	Previous New Non-statutory Target Date	New Non-statutory Target Date	Reason decision not issued
LA04/2022/2059/F  Page 31	Lands south of 56 Highcairn Drive Belfast BT13 3RU Site located at junction between Highcairn Drive and Dunboyne Park Belfast.	Social Housing Development comprising of 12 no. 3p/2b semi-detached dwelling houses with incurtilage parking and associated site works. (amended description and site location plan)	LOC	04-Nov-22	17-Feb-23	15	174	29/06/2023	33	139	28/02/2026	31/03/2026	Awaiting Section 76 Agreement - land ownership issues on the applicant's side
LA04/2024/0483/F	34-44 Bedford Street and 6 Clarence Street, Belfast	Proposed change of use from Office (B1) and restaurant (Sui Generis) to Hotel comprising of 88 no. bedrooms, two storey rooftop extension, restaurant and bar offerings, gym facilities, including new dormer windows on roof, internal and external refurbishment and alterations, and all associated site works.	MAJ	19-Mar-24	15-Oct-24	30	102	15/10/2024	30	71	Unknown	31/03/2026	Section 76 Agreement not completed on applicant's side - to be reported to March 2026 Committee with recommendation to secure Employability and Skills by condition instead

LA04/2024/0480/DCA	34-44 Bedford Street and 6 Clarence Street, Belfast	Part demolition of existing buildings (stripping back of roof, shopfront and other external alterations to facilitate change of use and extension of buildings to hotel use.	LOC	29-Mar-24	12-Jul-24	15	101	15/10/2024	28	71	Unknown	31/03/2026	See above
LA04/2024/0369/F	Lands at Former Monarch Laundry site, and Broadway Hall Site, No's 451 - 457 Donegall Road, Belfast, BT12 6HD.	Proposed Specialist Nursing and Residential Care Facility comprising approximately 158 no. beds, day/dining rooms, treatment rooms, staff rooms, office/store rooms, including car parking provision, cycle parking, refuse storage, landscaping, and associated site and access works.	MAJ	08-Feb-24	05-Sep-24	30	108	12/11/2024	39	67	Unknown	30/04/2026	Development commenced without planning permission - applicant required to submit revised contamination information. Contamination issues now resolved. S76 Agreement requires to be revisited due to delays on applicant's side
LA04/2023/2557/F	Lands East of Meadowhill, North of Glencolin Court, North and East of Glencolin Rise, East of Glencolin Grove, North and West of Glen Road Rise, and North of Glen Road Grove. Belfast.	260 no. dwellings, children's play area and other ancillary and associated works.	MAJ	24-Feb-23	22-Sep-23	30	158	10/12/2024	93	63	28/02/2026	31/03/2026	S76 Agreement nearly agreed following previous issues.

LA04/2024/1036/F	Lands to the east of the River Lagan located between Lagan Gateway Phase 1 and Belvoir Park Forest, running adjacent to the west of Belvoir Park Golf Club and approximately 120 metres to the east of Newtownbreda Water Treatment Plant, Galwally Ave, Belfast BT8 7YA.	Lagan Gateway Phase 2 – Proposed greenway connection extending between Lagan Gateway Phase 1 at Annadale Embankment to Belvoir Forest Park. Comprising compacted gravel paths; a new elevated (4-5 meter high) timber boardwalk (approximately 85m long); landscaping works, new cycle stands, bollards, seats and bins; and all associated works	LOC	10-May-24	23-Aug-24	15	95	17/06/2025	57	36	Unknown	Unknown	Further information requested from applicant following request from DAERA NIEA
Page 33 LA04/2023/4543/F	885 Shore Road, Belfast, BT36 7DH	Proposed new changing pavilion, enhancing grounds entrances including turnstiles, ancillary facilities and upgrade to existing car park. Proposed 3G surfacing to existing grass pitch with flood lighting.	LOC	01-Feb-24	16-May-24	15	109	17/06/2025	71	36	Unknown	Unknown	Information provided by agent and DAERA: NED reconsulted on 17.02.26

LA04/2025/0535/F	Lands West of Monagh By-Pass South of Upper Springfield Road & 30-34 Upper Springfield Road & West of Aitnamona Crescent & St Theresa's Primary School. North and East of 2-22 Old Brewery Lane, Glanaulin, 137-143a Glen Road & Airfield Heights & St Mary's CBG School Belfast	Variation of conditions 1, 2, 3, 4, 5, 11, 14, 17, 18, 19, 36, 37 and 41 of approval LA04/2023/2390/F and LA04/2020/0804/F to facilitate removal of 31 previously approved dwellings and retaining structure along northern boundary of site adjacent to Upper Springfield Road. Retention of existing sloping ground levels and landscaping at this location.	MAJ	27-May-25	23-Dec-25	30	40	17/06/2025	3	36	31/01/2026	28/02/2026	Awaiting conclusion of S77 agreement (amendment to S76 agreement). Applicant to address issues raised by DfI Roads
Page 34 LA04/2024/1865/O	Land between No 22 Squires View and Nos 57 & 59 Squires Hill Road, Belfast.	3no. detached dwellings part 2 storey part 3 storey (amended plans)	LOC	28-Oct-24	10-Feb-25	15	70	12/08/2025	41	28	28/02/2026	30/04/2026	Late objections received. Additional information recently received from applicant regarding land stability issue. To be reported back to Committee
LA04/2024/1654/F	432 Falls Road, Belfast, BT12 6EN	Change of use from a 7-bedroom dwelling house (C1) to a 7 bed/ 9 person House of Multiple Occupancy (Sui Generis)	LOC	21-Oct-24	03-Feb-25	15	71	12/08/2025	42	28	28/02/2026	31/03/2026	Gathered additional information to support refusal reason. Decision to issue shortly

LA04/2024/0626/F	1 Havelock House Havelock Place, Ormeau, Belfast, BT7 1EB .	Erection of 104no. social rented residential units (comprising a mix of General Social Housing and Category 1 over 55's accommodation) across two detached blocks [ranging between 3 and 5 storeys], landscaping, communal and private amenity space, ancillary cycle and car parking provision, and other associated site works	MAJ	17-Apr-24	13-Nov-24	30	98	11/11/2025	81	15	28/02/2026	31/03/2026	S76 Agreement close to agreement following resolution of issues. Decision expected to be issued soon.
LA04/2025/1454/F	The Lockhouse 13 River Terrace Belfast BT7 2EN	New community wellbeing centre and cafe extension to existing lockhouse building	LOC	17-Sep-25	31-Dec-25	15	24	09/12/2025	11	11	28/02/2026	28/02/2026	Awaiting outstanding consultation responses
LA04/2025/1693/F	Existing soccer pitch at Falls Park (approx. 50m east of No. 47 Norglen Drive), Falls Road, Belfast, BT11 8EL	Spectator fencing around pitch perimeter (1.2m high), 2 no. ballstop systems (20m x 6m high), and spectator hardstanding.	LOC	21-Oct-25	03-Feb-26	15	19	20/01/2026	13	5			Permission Granted
LA04/2025/1694/F	Woodlands Playing Fields, Finaghy Road North, Belfast	The installation of 7 x Ballstop Systems @ 30m x 12m high.	LOC	07-Jan-26	22-Apr-26	15	8	20/01/2026	1	5			Permission Granted

LA04/2025/1695/F	Existing soccer pitch at Dixon Playing Fields (approx. 50m north-east of No. 100 Orby Road), Grand Parade, Belfast	Extension to existing spectator fencing on site, new ball stop system along with pedestrian and vehicular access gates. New kerb line and drainage along car park boundary.	LOC	22-Oct-25	04-Feb-26	15	19	20/01/2026	12	5			Permission Granted
LA04/2025/1696/F	Existing soccer pitches at Clarendon Playing Fields (approx. 130m south-west of No. 5 Abbeydale Court), Abbeydale Gardens, Belfast.	Installation of 2 No. ballstop systems @ 30m x 6m (high).	LOC	22-Oct-25	04-Feb-26	15	19	20/01/2026	12	5			Permission Granted
Page 36 LA04/2024/2077/F	Adelaide Business Centre 2-6 Apollo Road, Belfast, BT12 6HP	Proposed change of use from office space (B1) and storage or distribution (B4) to Bowling Alley, Restaurant, Indoor Golf, Children's Soft Play, VR Zone & Amusements, Smoking Area, Car Parking and Associated Site Works. Proposal includes changes to elevations. (Amended Plans Received).	MAJ	29-Jan-25	27-Aug-25	30	57	20/01/2026	50	5			Permission Granted

LA04/2024/1836/F	Lands between Ballygomartin Road and Upper Whiterock Road and to the west (rear) of Moyard Parade and New Barnsley Crescent, Belfast Co. Antrim BT13 3QZ	Proposed development of new walking trails linking Black Mountain Shared Space Project building (approved under LA04/2022/0853/F) on the Ballygomartin Road with the Upper Whiterock Road and Moyard Parade. Proposal to include gated accesses, stockproof fencing, seated areas, information signage, landscaping and associated site works.	MAJ	25-Nov-24	23-Jun-25	30	66	20/01/2026	60	5			Permission Granted
Page 37 LA04/2024/1389/F	Newhill Youth and Community Centre, 261 Whiterock Road, Belfast, BT12 7FX	Community garden and improvements to existing unused space, scheme to include multi-use play-court, allotment area, pizza and BBQ area and pathways.	LOC	07-Oct-24	20-Jan-25	15	73	17/02/2026	71	1	N/A	31/03/2026	Decision to be issued
LA04/2025/0605/F	341-345 Albertbridge Road, Ballymacarret, Belfast, BT5 4PY	Erection of a four storey building to create 29no. short-term let accommodation units with ancillary roof-mounted solar panels	LOC	09-Apr-25	23-Jul-25	15	47	17/02/2026	44	1	N/A	TBC	Application reconsidered at February 2026 Committee

LA04/2025/1716/F	Santander House, 1 Mays Meadow, Belfast, BT1 3PH	Proposed change of use from, Use class B1(a) office, to short term Transitional Care Unit, Use Class C3 b) comprising of 73 no. ensuite beds, associated ancillary facilities including café, rehabilitation suites and treatment rooms, laboratory, consulting rooms, 2 no. external terraces and all other ancillary, staff and storage rooms. Development includes ambulance drop off bay, replacement of existing windows, and all other associated site and access works.	MAJ	05-Nov-25	03-Jun-26	30	17	17/02/2026	14	1	N/A	31/03/2026	Decision to be issued
LA04/2025/1896/F	Former Belfast Metropolitan College Campus Whiterock Road, Belfast, BT12 7PH	Proposed mixed use development comprising of 77 No. social housing units (mix of 26 dwellings and 51 apartments) and a new children's centre, car parking, landscaping, open space, access and all associated site works including the installation of a new substation.(amendment to planning permission ref: LA04/2024/0122/F).	MAJ	06-Nov-25	04-Jun-26	30	17	17/02/2026	14	1	N/A	31/03/2026	Awaiting consultation response from Environmental Health

LA04/2025/2183/F	Units 2a and 2b 38 Boucher Road, Belfast, BT12 6HR	Removal of conditions 14 and 15 from the permission referenced LA04/2024/0714/F (Contamination)	MAJ	18-Dec-25	16-Jul-26	30	11	17/02/2026	8	1	N/A	31/03/2026	Decision to be issued
LA04/2025/2216/LBC	Ulster Hall, 30 Bedford Street, Belfast, BT2 7FF	Installation of Facade Lighting	LOC	19-Dec-25	03-Apr-26	15	11	17/02/2026	8	1	N/A	31/03/2026	Decision to be issued
LA04/2025/0288/F	Existing taxi passenger terminal and former retail unit located within 35a King Street, Belfast, BT1 1HU.	Retrospective change of use from ground floor taxi passenger terminal, cafe, office and newsagent to a Homeless Centre, Category D1(B). The centre will provide meals, washing and changing facilities and an internal social amenity area for users. The centre will operate Monday, Tuesday, Wednesday and Thursday each week from 4:00 pm up until 10:00 pm (Amended Description)	LOC	11-Mar-25	24-Jun-25	15	51	17/02/2026	49	1	N/A	31/03/2026	Deferred for outstanding Environmental Health consultation response
LA04/2025/1135/F	57 Knock Eden Park, Belfast, BT6 0JG	Demolition of first floor rear return, first floor rear extension and additional site works	LOC	18-Jul-25	31-Oct-25	15	33	17/02/2026	30	1	N/A	31/03/2026	Decision to be issued

LA04/2024/0015/F	Lands at Cabin Hill, Upper Newtownards Road, Belfast BT4	Erection of 53 residential units (including 43 dwellings and 10 apartments) including creation of access, internal roads, landscaping and associated works (revised information).	MAJ	05-Dec-25	03-Jul-26	30	13	17/02/2026	10	1	N/A	31/03/2026	Deferred at February 2026 Committee for further information
LA04/2023/2633/F	St Teresa's GAC, 2 Glen Road Heights, Belfast BT11 8ER	Proposed extension to existing clubhouse to provide indoor sports hall, changing rooms, reception, and fitness suite. Proposed relocation of grass pitch and new 3G training pitch with integrated ball walls. Proposed annex building with club store and matchday shop. Site works including increased parking, fencing, catch nets, floodlighting, dugouts, paths, and other associated amenities.	MAJ	14-Mar-23	10-Oct-23	30	155	17/02/2026	153	1	N/A	31/03/2026	Consultation response from SES awaited. Conditions to be finalised
LA04/2022/0809/F	Lands to the south and west of Woodland Grange to the north of Blacks Gate and to the east of Moor Park Mews Belfast.	Amendments to approved schemes ref. Z/2008/0993/F (erection of 53 No. dwellings) & ref. Z/2013/0120/F (erection of 46 No. dwellings); to reduce overall density from 99 No. dwellings to 92 No. dwellings and associated and ancillary works.	MAJ	21-Apr-22	17-Nov-22	30	202	17/02/2026	199	1	N/A	31/03/2026	Awaiting execution of S76 Agreement

**Sent by email only to:**

Chair of Council Planning Committees

cc: Council Chief Executives  
Council Heads of Planning

13 January 2026

Dear Chair,

**Planning Learning and Engagement Programme – Request for Nominations**

On behalf of the NILGA Executive, we are writing to you in your capacity as Chair of the Planning Committee to seek your Council's active involvement in a strategically important piece of work being jointly progressed by the Department for Infrastructure (DfI) and the Northern Ireland Local Government Association (NILGA).

Planning is one of the most significant and high-profile functions exercised by local government, and the role of councillors in planning decision-making is critical to ensuring outcomes that are lawful, robust, transparent and reflective of local priorities. Against a backdrop of increasing complexity, public scrutiny and challenge within the planning system, there is a clear need for stronger, more consistent engagement with elected members across all councils.

DfI and NILGA are therefore developing an enhanced and coordinated approach to **planning learning, engagement and continuous improvement for councillors**, which places elected members at the centre of planning improvement activity. This work builds on ongoing engagement with councillors, the Department's Planning Improvement Programme, and the Minister's clear support for deeper, more structured engagement with elected members and closer partnership working with NILGA.

**Proposed approach**

The proposed approach is designed to support councillors across all councils to exercise their planning responsibilities with confidence and consistency, and will include:

- Ongoing, structured engagement between DfI, NILGA and elected members on planning improvement, reform and future challenges, including engagement with the Infrastructure Minister as appropriate.
- A blended programme of learning and engagement for councillors, combining:
  - Short, accessible written and digital learning materials;
  - Thematic online engagement sessions on emerging, specialist and high-risk planning issues;
  - In-person engagement with individual Planning Committees focused on development management, decision-making and good practice;

- Improved sharing of good practice between councils, recognising the value of learning from different committee structures, schemes of delegation and approaches to member–officer working; and
- Stronger alignment between councillor learning, officer development and the Department’s Planning Improvement Programme.

**Task and Finish Advisory Group**

Central to the success of this work is meaningful input from councillors who are directly involved in Planning Committee decision-making. To that end, DfI and NILGA propose to establish a **Task and Finish Advisory Group of councillors drawn from across all councils.**

This group will play a key advisory role in shaping the learning and engagement programme, ensuring it reflects the realities faced by Planning Committees, and helping to identify priority areas where councillor leadership and shared learning can make the greatest impact. Representation from across councils will be essential to ensure the work is informed by a broad range of local contexts, experiences and challenges.

We would therefore request that you to **nominate up to two councillors** from your Planning Committee to participate in this Advisory Group. Nominees should be a current Planning Committee member, have experience of Planning Committee work and a willingness to contribute constructively to regional planning improvement on behalf of local government.

The Advisory Group will operate on a time-limited basis and it is expected to meet a number of times during 2026. Given the regional nature of this work and pressures on councillors’ time, it is expected that online attendance can be facilitated if needed.

We would be grateful if nominations could be submitted by **28 February 2026** including the name, role and contact details of each nominee.

Your Council’s engagement in this work will be vital to ensuring that the resulting approach is credible, relevant and firmly rooted in elected member experience. We look forward to working closely with you and your nominated members as this important programme is taken forward.

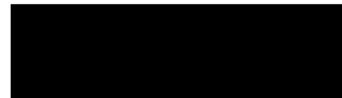
Yours sincerely



**Cllr Billy Webb, MBE JP**  
**President (All)**



**Cllr Matt Garrett**  
**Vice-President (Sinn Fein)**



**Cllr Alison Bennington**  
**Vice-President (DUP)**



**Ald Hazel Legge**  
**Vice-President (UUP)**



**Cllr Carl Whyte**  
**Vice-President (SDLP)**

<b>Development Management Report</b>	
<b>Committee Date:</b> 10 <sup>th</sup> March 2026	
<b>Application ID:</b> LA04/2024/0569/O	
<b>Proposal:</b> Outline planning permission with all matters reserved for independent living (Use Class C1) units and up to 62no. assisted living units (Use Class C3A), associated internal access roads, communal open space, revised access from Castleview Road, associated car parking, servicing, amenity space and landscaping. Demolition of dwellings at Castleview Road (nos. 2, 4, 6, 16, 18, 20, 22, 24, 26, 28 & 30) and Summerhill Parade (nos. 18, 20 & 22).	<b>Location:</b> Stormont Hotel, 587 Upper Newtownards Road BT4 3LP and adjacent properties at Castleview Road (nos. 2, 4, 6, 16, 18, 20, 22, 24, 26, 28 & 30), Summerhill Parade (nos. 18, 20 & 22) and rear of 160 Barnetts Road, Belfast
<b>Referral Route:</b> Application for Major development	
<b>Recommendation:</b> Approval subject to conditions and Section 76 planning agreement	
<b>Applicant Name and Address:</b> Summerhill Retirement Developments Ltd Victoria House Gloucester Street Belfast BT4 4LS	<b>Agent Name and Address:</b> Nick Salt Turley Hamilton House 3 Joy Street Belfast
<b>Date Valid:</b> 04/04/2024	
<b>Target Date:</b> 31/10/2024	
<b>Contact Officer:</b> Ed Baker, Planning Manager (Development Management)	
<b>Executive Summary:</b>  This application seeks outline planning permission for the redevelopment of the western part of the car park of the Stormont Hotel and adjoining residential properties for a residential scheme consisting of up to 62 Class 3A assisted living units and an unspecified number of Class C1 independent living dwellings. The proposal includes demolition of 14 existing dwellings. All matters (including the number of Class 1 independent dwellings) are reserved for subsequent approval.  The proposal is Phase 2 of a two-phase wider scheme to redevelop the hotel site into a retirement village. Phase 1 comprises the conversion of the hotel building into a 97-bed care home and medical facility and is subject to a separate application (LA04/2024/0570/F) to be considered at this same Planning Committee meeting (also see Planning History section).  Phase 2 is the subject of this application and would see the subdivision of the Stormont Hotel property, separating the majority of the car park to the west from the hotel building.  This outline application site comprises the Stormont Hotel western car park and 14 existing dwellings, which are proposed to be demolished.	

The key issues for consideration of the application are set out below.

- Principle of development
- Housing density
- Affordable housing
- Housing density
- Adaptable and accessible accommodation
- Design, Placemaking and Impact on Amenity
- Transport
- Healthy Communities
- Built Heritage
- Natural heritage
- Climate change
- Flood Risk and Drainage
- Waste-water infrastructure
- Environmental protection
- Waste management
- Section 76 planning agreement
- Pre-application Community Consultation

The Council has received 48 third-party representations, from 28 persons all of which are objections to the scheme. These are summarised in the main report.

No objections have been received from consultees, subject to conditions.

The principle of the proposal is considered compliant with relevant policies. Subject to assessment of the detail at the reserved matters stage, it is considered that the site can accommodate the proposed development in a manner which is in keeping with the character and appearance of the area, not detrimental to local amenity, and served by appropriate access.

A Section 76 planning agreement is required to secure the following planning obligations:

- Balance of uses between Class C1 independent living and C3a assisted living.
- Affordable housing – minimum 20% of the Class C1 units as affordable housing.
- Identification of the Class 3a assist living units and requirement for these to be managed by a registered care provider.
- Implementation of the Travel Plan and associated Travel Fund.
- Construction Employability and Skills Plan.
- Open Space Management Plan.
- Linkage to planning application LA04/2024/0570/F – prevention of the continued use of the hotel building on implementation of the outline permission (as the scheme would result in a loss of significant parking for the hotel).

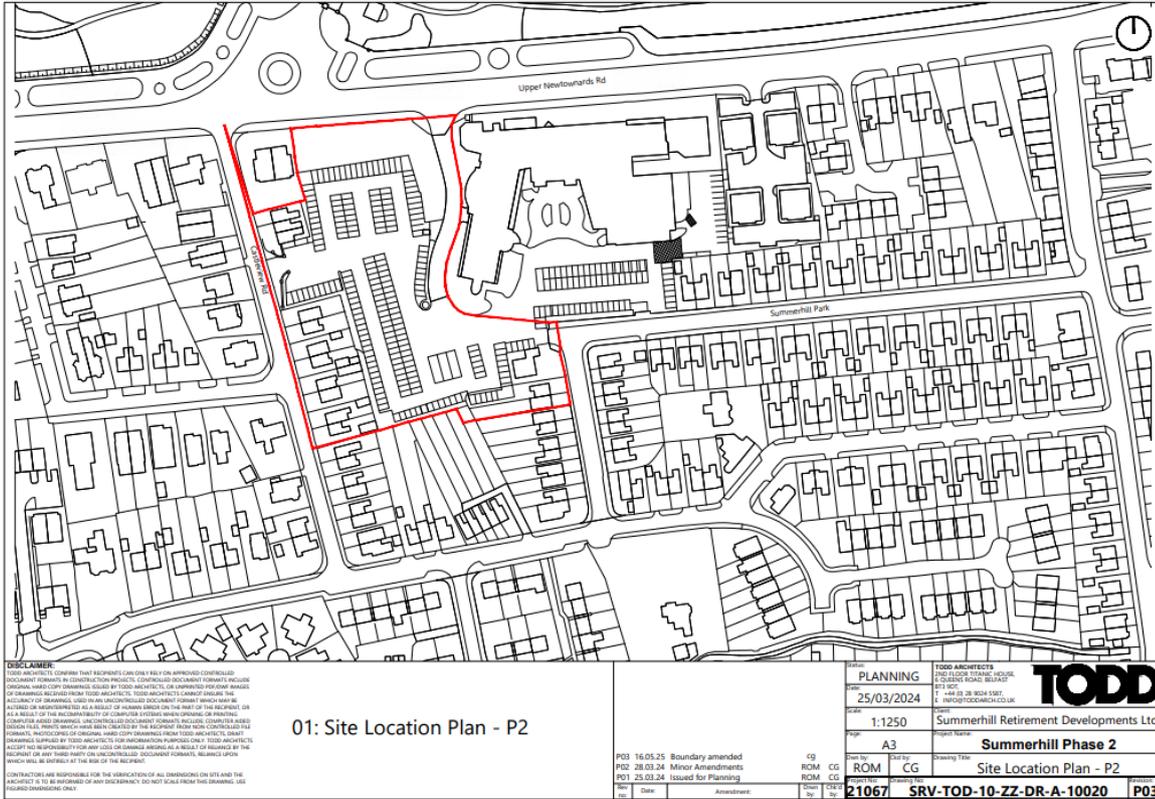
### **Recommendation**

Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions.

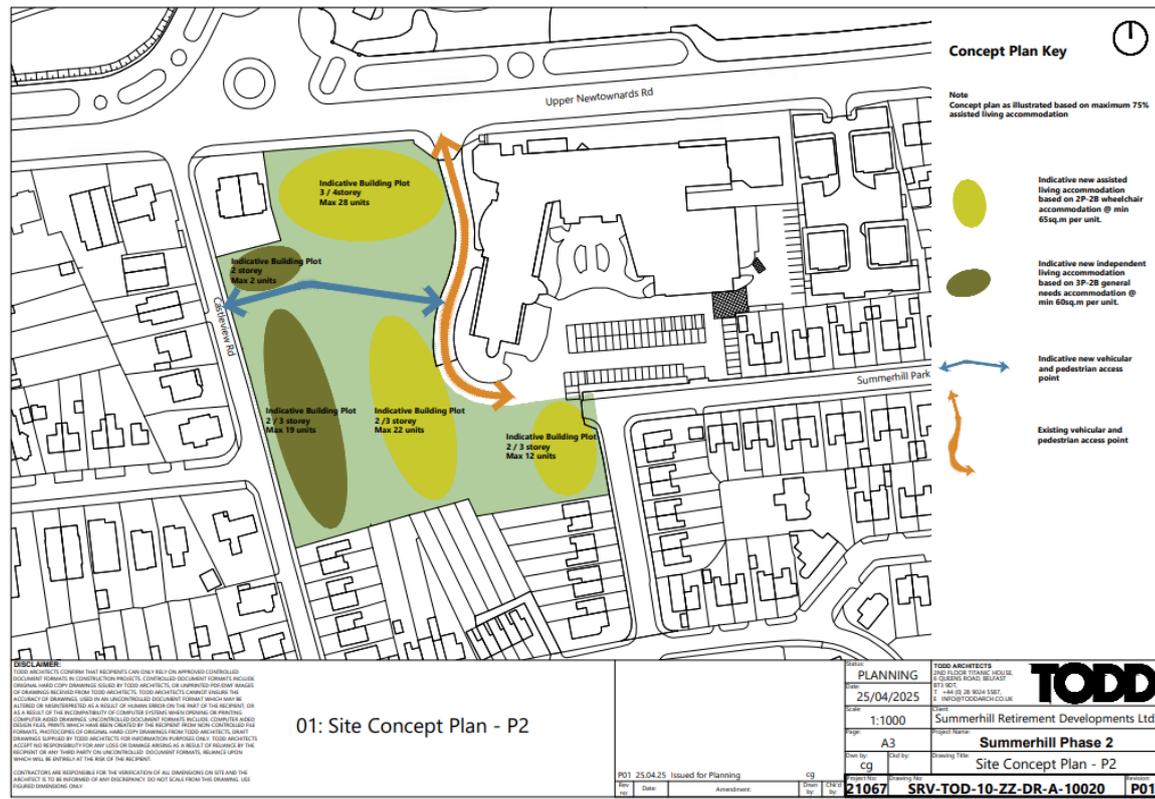
Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement, and deal with and any other issues that arise, provided the issues are not substantive.

# DRAWINGS AND IMAGERY

## Site Location Plan:



## Proposed Concept Plan:



1.0	<b>Characteristics of the Site and Area</b>
1.1	The application site is located on the Upper Newtownards Road opposite the Stormont estate. The site is currently occupied by a hotel and extensive car park. The hotel complex sits on 2.2 ha of land, and comprises a 105-bedroom hotel, together with two restaurants, wedding, meeting, and conference facilities. The hotel has been extended and renovated in different styles on a number of occasions.
1.2	The hotel fronts onto the Upper Newtownards Road, with its main vehicular access from the road dropping some eight metres to a main car park below, before rising up again to a drop off point outside its double height, frameless glazed, entrance. Residential development abuts the rectangular shaped site on three sides. There are also additional accesses from Castlehill Road to the west and Summerhill Park to the east.
1.3	The application site comprises the western car park of the Stormont Hotel, and fourteen existing dwellings. These include a row of semi-detached dwellings that back onto the east boundary of the car park at Castleview Road (Nos. 2, 4, 6, 16, 18, 20, 22, 24, 26, 28 & 30); 3no dwellings Summerhill Parade (Nos. 18, 20 & 22); and part of the rear garden of 160 Barnetts Road, Belfast.
1.4	The surrounding area is an established residential area, characterised by two-storey detached and semi-detached houses. The Stormont estate and parliament buildings are opposite the application site.
<b>Description of Proposed Development</b>	
1.5	The application seeks outline planning permission for the redevelopment of the western part of the car park of the Stormont Hotel and adjoining residential properties for a residential scheme consisting of up to 62 x Class 3a assisted living units and an unspecified number of Class C1 independent living dwellings. The proposal includes demolition of fourteen existing dwellings.
1.6	All matters (including the final number of Class C1 independent living dwellings) are reserved for subsequent approval.
1.7	The indicative plans indicate a shared access with the hotel building (proposed as a care home and medical facility under application LA04/2024/0570/F) and access from Castleview Road.
1.8	The proposal is Phase 2 of a two-phase wider scheme to redevelop the hotel site into a retirement village. Phase 1 comprises the conversion of the hotel building into a 97-bed care home and medical facility and is subject to a separate application (LA04/2024/0570/F) to be considered at this same Planning Committee meeting (also see Planning History section).
1.9	Phase 2 is the subject of this application and would see the subdivision of the Stormont Hotel property, separating the majority of the car park to the west from the hotel building.
1.10	The proposal was subject of a Pre-Application Discussion (PAD), although not all the issues were resolved at the point at which the application was made.

<p>2.0</p> <p>2.1</p> <p>2.2</p> <p>2.3</p> <p>2.4</p>	<p><b>PLANNING HISTORY</b></p> <p>The proposal was subject to Pre-Application Discussion (PAD) with officers and Proposal of Application Notice (PAN):</p> <p><i>Application site and hotel building to the east:</i></p> <p><b>LA04/2022/1793/PAD</b> - Mixed-use development, comprising retirement living (Use Class C1), care home (Use Class C3) and medical facility (Use Class C3 or D1), associated access, amenity space, landscaping and car parking. Decided.</p> <p><b>LA04/2022/1211/PAN</b> - Mixed-use development, comprising retirement living (Use Class C1), care home (Use Class C3) and medical facility (Use Class C3 or D1), associated access, amenity space, landscaping and car parking. PAD concluded.</p> <p><i>Hotel building to the east:</i></p> <p><b>LA04/2024/0570/F</b> - Stormont Hotel, 587 Upper Newtownards Road BT4 3LP and adjacent property 37-39 Summerhill Park, Belfast. Change of use of from hotel, conference centre and offices (sui generis) to a 97-bed care home (Use Class C3(b) and 1,559sqm diagnostic medical facility (Use Class D1(a), associated access, car parking, landscaping and open space. Pending.</p>
<p>3.0</p> <p>3.1</p> <p>3.2</p> <p>3.3</p>	<p><b>PLANNING POLICY</b></p> <p><b>Development Plan – Plan Strategy</b></p> <p><u>Belfast Local Development Plan: Plan Strategy 2035</u></p> <p><b>Relevant Planning Policies:</b></p> <p>Policies in the Plan Strategy relevant to the application include the following:</p> <p><i>Strategic Policies:</i></p> <p>Policy SP1A – managing growth and supporting infrastructure delivery  Policy SP2 – sustainable development  Policy SP3 – improving health and wellbeing  Policy SP5 – positive placemaking  Policy SP6 – environmental resilience  Policy SP7 – connectivity  Policy SD2 – Settlement Areas</p> <p><i>Operational Policies:</i></p> <p>Policy HOU1 – Accommodating New Homes  Policy HOU2 – Windfall Housing  Policy HOU3 – Protection of existing residential accommodation  Policy HOU4 – Density of residential development  Policy HOU5 – Affordable Housing  Policy HOU6 – Housing Mix  Policy HOU7 – Adaptable and accessible accommodation  Policy HOU8 – Specialised residential accommodation  Policy CI1 – Community Infrastructure  Policy DES2 – Masterplanning approach for Major development</p>

	<p>Policy BH1 – Listed Buildings  Policy TRAN 2 – Creating an Accessible Environment  Policy TRAN 3 – Transport Assessment  Policy ENV1 – Environmental Quality  Policy ENV2 – Mitigating Environmental Change  Policy ENV3 – Adopting to Environmental Change  Policy ENV4 – Flood Risk  Policy ENV5 – Sustainable Drainage Systems (SuDS)  Policy NH1 – Protection of Natural Heritage Resources  Policy LC1 – Landscape  Policy HC1 – Promoting healthy communities</p>
3.4	<p><u>Supplementary Planning Guidance</u></p> <p>Placemaking and Urban Design  Residential Design  Affordable Housing and Housing Mix  Placemaking for Urban Design  Masterplanning approach for Major developments  Sustainable Urban Drainage Systems  Transportation  Planning and Flood Risk  Waste Infrastructure  Trees and Development  Development Control Advice Note (DCAN) 15 – Vehicular Access Standards</p>
3.5	<p><b>Development Plan – zoning, designations and proposals maps</b>  Belfast Urban Area Plan (2001) BUAP  Draft Belfast Metropolitan Area Plan 2015 (v2004)  Draft Belfast Metropolitan Area Plan 2015 (v2014)</p>
3.6	<p><b>Regional Planning Policy</b>  Regional Development Strategy 2035 (RDS)  Strategic Planning Policy Statement for Northern Ireland (SPPS) (Edition 2, 2026)</p>
3.7	<p><b>Other Material Considerations</b>  Developer Contribution Framework (2020)  <i>Belfast Agenda</i> (Community Plan)</p>
<b>4.0</b>	<b>CONSULTATIONS AND REPRESENTATIONS</b>
4.1	<p><u>Statutory Consultees</u></p> <p>DFI Roads – No objection, subject to conditions.  DFI Rivers – No objection  NI Water – No objection  DAERA NIEA – No objection subject to conditions  DFC Historic Environment Division (HED) – No objection, subject to conditions</p>
4.2	<p><u>Non-Statutory Consultees</u>  BCC Environmental Health – No objection, subject to conditions  BCC Landscape Planning and Development Unit – No objection  BCC LDP Housing – No objection  BCC LDP Urban Design – No objection in principle  BCC Economic Development Unit – No objection</p>

	<p>Northern Ireland Housing Executive – No objection  NIE – No objection  Shared Environmental Services (SES) – No objection, subject to conditions.</p>
4.3	<p><u>Representations</u></p>
4.4	<p>The application has been advertised in the press and neighbours notified. 48 third party representations have been received from 28 persons all of which are objections to the scheme. The points raised are summarised below.</p> <p><i>Objections:</i></p> <ol style="list-style-type: none"> <li>1. The development will affect existing property values.</li> <li>2. No need for the retirement village in this area.</li> <li>3. Antisocial behaviour within proposed communal areas.</li> <li>4. Increased traffic and impact on parking and road safety in the area. The development will increase demand for on-street parking in the area as the site will not be able to accommodate the parking requirements.</li> <li>5. Castlevieview Road would need to become a one-way street to alleviate the increase in traffic using the access to the site from this street.</li> <li>6. Vehicles parking at the hotel car park when events are on at the Stormont Estate and residents fear that the loss of access to parking will overflow onto the surrounding streets, blocking residential access/ egress.</li> <li>7. Parking Regulation Order (TRO) / Travel Plan to encourage sustainable modes of transport.</li> <li>8. The height of the proposed buildings will over-shadow the existing road and surrounds and result in loss of light into neighbouring houses.</li> <li>9. Out of character with the surrounding area.</li> <li>10. Loss of a substantial number of houses in the area will affect its character.</li> <li>11. Over-development: the height/scale of the assisted living apartments on the Castlevieview Road side of the site is vague "comprising predominantly detached and semi-detached (with some terraced) two and three storey retirement housing" and assurances sought to confirm that they would not exceed the current height of the existing semi-detached houses (16, 18, 20, 22, 24, 26, 28 &amp; 30 on Castlevieview Road).</li> <li>12. Impact on privacy of existing homes from overlooking from proposed new houses.</li> <li>13. The proposed development would take a considerable time to build – leading to substantial inconvenience to residents.</li> <li>14. Impact on existing utilities and infrastructure: proposal will exacerbate existing flooding and sewerage issues and affect water pressure. The car park is within a 'floodplain'.</li> <li>15. Impact of construction on the site will affect residents both in terms of site traffic, noise, and air quality from dirt and dust.</li> <li>16. Replacement of two storey red brick houses on Castlevieview Road with high rise buildings would be out of character with the housing in the area.</li> <li>17. The use of the proposed houses on Castlevieview Road as 'commercial multiple occupancy premises'.</li> <li>18. Pollution from noise, dust and dirt during the construction phase.</li> <li>19. Conversion of a hotel into a care home is not investing in our future and not forward thinking. Tourism is significantly important for the N.I economy and converting a luxury hotel into a nursing home is tone deaf and lacks foresight.</li> <li>20. The hotel offers amenities for the local area and its change of use to a medical facility will have a negative impact on the neighbourhood. Living beside a 4-star hotel has more appeal than a nursing home.</li> </ol>

	<p>21. Not all residents living on Summerhill Parade received planning consultation letters.</p> <p>22. Concerns raised over the location of bin storage. These can be an eyesore and come with the potential for overflowing waste and pests.</p> <p>23. Strongly oppose the demolition of perfectly good and affordable semidetached family homes. Almost all of these homes are occupied by families at present. Demolishing such homes only adds to an already existing housing crisis.</p> <p>24. The proposed demolition of number 39 Summerhill Road will impact the adjoining property at number 37 Summerhill Park, which is the other half of a pair of semi-detached dwellings.</p> <p>25. The intensity of a 24/7 care use and a diagnostic facility is materially different from hotel use and risks unacceptable harm to amenity through noise/disturbance, servicing activity and lighting.</p>
4.5	Points 1 and 3 are not material planning considerations. It should also be pointed out that there are no public communal areas proposed as part of this application.
4.6	In respect of point 15, this would fall under the remit of Environmental Health's own statutory nuisance provisions such as noise abatement.
4.7	Points 19, 20 and 24 relate to a separate planning application (ref. LA04/2024/0570/F) for a change of use of the hotel building. That application has been amended to remove the proposal to demolish No. 39 Summerhill Park.
4.8	Regarding point 21, the case officer cross-checked neighbours' addresses on site to ensure all neighbours that were eligible were notified.
4.9	All other points are material planning considerations and will be addressed below.
<b>5.0</b>	<b>PLANNING ASSESSMENT</b>
	<b>Development Plan Context</b>
5.1	Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.
5.2	Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.
5.3	The Belfast Local Development Plan (LDP) when fully completed will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted.
	<u>Operational Policies</u>
5.4	The Plan Strategy contains a range of operational policies relevant to consideration of the application. These have been listed above at para 3.1.

	<p><u>Proposals Maps</u></p>
5.5	<p>Until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.</p>
5.6	<p><b>Belfast Urban Area Plan 2001</b> – the site is un-zoned “white-land” within the settlement limits for Belfast.</p>
5.7	<p><b>Belfast Metropolitan Area Plan 2015 (v2004)</b> – the site is un-zoned “white-land” within the settlement limits for Belfast and on an arterial route and a protected route.</p>
5.8	<p><b>Belfast Metropolitan Area Plan 2015 (v2014)</b> – the site is un-zoned “white-land” within the settlement limits for Belfast and on an arterial route and a protected route.</p>
	<p><u>Environmental Impact Assessment</u></p>
5.9	<p>The proposed development falls within Category 10(b) of Schedule 2 of the Planning (Environment Impact Assessment) Regulations (NI) 2017 and therefore the Council is required under Regulation 12(1) to make a determination as to whether the proposal is EIA development. The Planning Service has determined that the proposal is unlikely to have any significant environmental effects in the context of the regulations and is not EIA development. Therefore, the application does not require to be accompanied by an Environmental Statement.</p>
	<p><b>Main Issues</b></p>
5.10	<p>The main issues relevant to consideration of the application are set out below.</p> <ul style="list-style-type: none"> <li>• Principle of development</li> <li>• Housing density</li> <li>• Affordable housing</li> <li>• Housing Mix</li> <li>• Adaptable and accessible accommodation</li> <li>• Design, Placemaking and Impact on Amenity</li> <li>• Transport</li> <li>• Healthy Communities</li> <li>• Built Heritage</li> <li>• Natural heritage</li> <li>• Climate change</li> <li>• Flood Risk and Drainage</li> <li>• Waste-water infrastructure</li> <li>• Environmental protection</li> <li>• Waste management</li> <li>• Section 76 planning agreement</li> <li>• Pre-application Community Consultation</li> </ul>

	<b>Principle of development</b>
5.11	<p>Policy HOU1 of the Plan Strategy sets out the housing requirements for the plan period. This includes a total of 18,100 homes within the ‘rest of Belfast city’ and 2,000 windfall homes. The proposal is located within a previously developed site (windfall) within ‘rest of Belfast city’.</p> <p><i>Independent living units:</i></p>
5.12	<p>Policy HOU2 requires windfall housing to be delivered on previously developed land, such as the application site. Policy HOU2 goes onto require that such proposals also satisfy three criteria discussed below.</p> <ul style="list-style-type: none"> <li>• <b>The site is suitable for housing</b> – the site is in a sustainable location and considered suitable in principle for housing.</li> <li>• <b>The location is accessible and convenient to public transport and walking cycle infrastructure</b> – the site is on the Glider route and close to cycling / walking routes and is highly accessible to shops, services, amenities and public transport.</li> <li>• <b>Provision is made for any additional infrastructure required as a result of the development</b> – suitable infrastructure is in place to support the proposal.</li> </ul>
5.13	<p>The proposed independent living units are compliant with Policies HOU1 and HOU2 and the principle of this form of housing in location is considered acceptable.</p> <p><i>Assisted living units:</i></p>
5.14	<p>The proposal includes up to 62 Class C3a assisted living units. The Planning (Use Classes) Order (Northern Ireland) 2015 defines Class 3a as: residential institutions ‘...for the provision of residential accommodation and care to people in need of care (other than a use within Class C1 (Dwellings)).’ The proposed Section 76 planning agreement builds upon this definition, referring to “care” as personal care as defined in the Registered Homes (Northern Ireland) Order 1992(3) and also includes the personal care of children and medical care and treatment.</p>
5.15	<p>Policy HOU8 is applicable to proposals for assisted living accommodation. This policy states that permission will be granted for specialist residential accommodation subject to two criteria: a. a need is demonstrated via the submission of a statement of specialist housing need; and b. the proposal delivers convenient access to relevant local services and facilities, including local shops, public transport routes and health facilities.</p>
5.16	<p>The applicant has submitted a statement of housing need which demonstrates the need for assisted living accommodation in this area. The statement outlines how Northern Ireland is experiencing demographic shifts in terms of an ageing society and uses statistics from the NIHE to back this up. The Council’s LDP Housing team has commented and this document and is supportive of the proposed assisted living accommodation. This satisfies criterion a. of Policy HOU8.</p>
5.17	<p>The application site is on an arterial route and in close proximity, shops, the Ulster hospital and Gilder and Metro bus links to Belfast City Centre, as well as outbound bus services to Newtownards, Comber, Holywood and Bangor. This is considered to comply with Criterion b. of Policy HOU8. More detail on travel is outlined under <i>Access and Transport</i>, below.</p>

5.18	<p>Policy HOU8 (Specialist residential accommodation) and Policy CI1 (Community Infrastructure) support the improvement of existing facilities subject to no unacceptable impact on residential amenity or natural/built heritage and satisfactory arrangements for / no impact on access, car parking, drainage and waste disposal. The proposal is considered acceptable in these respects for the reasons set out in detail later in the report. Therefore, there is in principle policy support for the provision of assisted living residential units here.</p> <p><i>Loss of existing housing stock:</i></p>
5.19	<p>Policy HOU3 seeks to protect existing residential accommodation. The proposal involves the demolition of fourteen existing dwellings. However, these would be expected to be replaced by a significant larger number of dwellings across the site. Policy HOU4 indicates a density band of 100-175 dwellings for this location; this 1.2 hectare (ha) site would therefore be expected to deliver 120 to 210 residential units. The density would be controlled at the reserved matters stage. It is considered that there would be no conflict with Policy HOU3.</p>
5.20	<p>The dwellings could not be demolished without the permission of the landowner/s and in this respect this is a land property issue.</p> <p><b>Housing density</b></p>
5.21	<p>Policy HOU4 seeks to promote appropriate housing densities to ensure effective use of land, a finite resource, in sustainable locations. The site is on the Upper Newtownards Road, a City Corridor. As stated above, the site would be expected to deliver between 120 to 210 residential units and overall numbers would be controlled at the reserved matters stage.</p> <p><b>Affordable housing</b></p>
5.22	<p>Policy HOU5 of the Plan Strategy requires housing schemes of 5 units or more, or sites of 0.1 hectares or greater, to deliver a minimum 20% affordable housing.</p> <p><i>Assisted Living Units:</i></p>
5.23	<p>HOU8 states that as specialist residential accommodation does not meet the needs of the general population, it is therefore exempt from affordable housing obligations. As such HOU5 is not applicable to the proposed up to 62no assisted living units. However, if planning permission were to be granted, the developer could benefit from permitted development rights to convert these units into Class C1 housing units once the permission has been implemented. Therefore, it is necessary to include a condition that removes such permitted development rights. This would mean that if there was a future proposal to use some or all of the assisting living units as standard housing (Class C1) then affordable housing would be expected to be provided under Policy HOU5.</p> <p><i>Independent Living Units:</i></p>
5.24	<p>The number of independent living units is to be determined at the reserved matters stage. Policy HOU5 requires at least 20% of the final number to be provided as affordable housing. This would be secured through a Section 76 planning agreement.</p>

	<p><b>Housing mix</b></p>
5.25	<p>Policy HOU6 states that planning permission will be granted for new residential developments on sites greater than 0.1ha and/or containing 5 or more dwelling units where the proposed development provides a suitable mix of house types and sizes to promote choice and assist in meeting community needs. Provision should particularly be made for smaller homes across all tenures to meet future household requirements.</p>
5.26	<p>The detailed design and housing mix of the scheme will be determined at reserved matters stage, having regard to Policy HOU6.</p>
	<p><b>Adaptable and accessible accommodation</b></p>
5.27	<p>Policy HOU7 requires that all new homes should be designed in a flexible way to ensure that housing is adaptable throughout all stages of life. Policy HOU7 sets six criteria (a. to f.) to be met in order to help deliver adaptable and accessible homes. The policy also requires that at least 10% of units in residential developments, of 10 units or more, to be wheelchair accessible and provides an additional nine criteria (g. to o.) which these units must meet. This would also be considered at reserved matters stage if outline permission is granted. A condition is recommended that requirements the development to incorporate adaptable and accessible design and layout features.</p>
	<p><b>Design, Placemaking and Impact on Amenity</b></p>
	<p><i>Proposed form, scale, massing and design:</i></p>
5.28	<p>As this is for outline permission, the number of units, layout and design of the proposal are reserved for subsequent approval. Therefore, there are no such details currently before the Council to assess. The proposal was originally submitted with parameter plans to illustrate indicative heights and locations of the proposed apartment blocks. However, these have been withdrawn to allow for greater flexible design approach at reserved matters stage.</p>
5.29	<p>The demolition of the fourteen existing dwellings, particularly the dwellings situated along the frontage of the east side of Castleview Road, would impact on the character of the area. As such, careful consideration will be needed at reserved matters stage to ensure that the replacement development would safeguard the character of this street and the surrounding area. A condition is recommended to ensure that a contract is in place for the redevelopment prior to demolition to avoid the dwellings being demolished and not being replaced.</p>
5.30	<p>The form, scale, massing and design will be assessed against the relevant design policies at the reserved matter stage. It is considered that the site can in principle accommodate the type of uses proposed in keeping with the site and surroundings.</p> <p><i>Topography and levels:</i></p>
5.31	<p>The site is relatively flat with exception of the front (north) of the site which rises up to meet road level. It is unlikely that there will be a requirement for retaining walls and any level changes can be addressed by design at reserved matters stage.</p> <p><i>Landscaping including planting and boundary treatments:</i></p>
5.32	<p>Landscaping is reserved for subsequent approval.</p>

5.33	<p>The Council's Landscape Planning and Development team has requested, where feasible, the retention of all existing vegetation within the red line application site, in addition to requested that the following information is provided as part of the reserved matters application/s:</p> <ul style="list-style-type: none"> <li>• Detailed landscape proposals, showing hard landscaping, site furniture, entrance/boundary treatments and planting works, including specifications and schedules; and</li> <li>• A Landscape Management Plan, including design objectives, management responsibilities and maintenance schedules for all landscape works.</li> </ul>
5.34	<p>The detailed landscaping proposals will be considered at the reserved matters stage.</p>
5.35	<p>Management of the open space and common parts of the site is to be secured through a Section 76 planning agreement.</p>
	<p><b>Transport</b></p>
	<p><i>Access:</i></p>
5.36	<p>The Upper Newtownards Road is a protected route and as such Policy TRAN 7 and the SPPS are applicable for proposals that may result in the intensification of existing accesses onto a Protected Route. Regard is had to the existing intensive use of the Upper Newtownards Road by the current hotel. DfI Roads has confirmed that they are content that the proposed level of traffic onto the Upper Newtownards Road from the proposal is reasonable.</p>
5.37	<p>The detailed access arrangements are reserved. The applicant's Design and Access statement suggests that the access to the development will be facilitated by the existing vehicular access off the Upper Newtownards Road and a revised access of Castlevue Road. The existing access off Summerhill Parade is indicated to be permanently closed.</p>
5.38	<p>DfI Roads has been consulted and is content with the proposed arrangements.</p>
	<p><i>Parking:</i></p>
5.40	<p>The layout and parking arrangements are reserved for subsequent approval.</p>
	<p><i>Travel Plan:</i></p>
5.41	<p>The applicant has provided a Travel Plan that demonstrates that the proposed development is accessible to staff, residents and visitors by alternative and sustainable modes of transport. The site is a highly accessible location within the city having direct access to the road network and public transport. The Upper Newtownards Road is serviced by the Glider. The supporting Travel Plan also identifies several cycle routes linking the site to the wider cycle path network.</p>
5.42	<p>The proposed Class C1 independent residential units would benefit from a Travel Fund based on £1,927 per unit. Residents would be able to spend their allowance on green travel measures such as purchasing Travel Cards; car club membership and bicycle vouchers, to promote modal shift away from car use. The Travel Plan and Travel Fund would be secured by a Section 76 planning agreement.</p>

5.43	<p>DfI Roads offers no objection to the proposal subject to conditions. The proposal is considered acceptable having regard to Policies TRAN1, TRAN2, TRAN4, TRAN6 and TRAN8.</p> <p><b>Healthy Communities</b></p>
5.44	<p>The proposal is considered to comply with Policy HC1 with opportunities to promote healthy communities through active travel and good placemaking.</p> <p><b>Built Heritage</b></p>
5.45	<p>The site is located in close proximity to several listing buildings, including the Gate Lodge, Gates and Screens, Stormont Estate, Parliament Buildings, walls and lamp standards, Lord Carson Memorial Statue, Stormont Estate. St. Molua's Church of Ireland Church, 645 Upper Newtownards Road.</p>
5.46	<p>HED has assessed the proposal, advising that it considers the proposed development of the site is appropriate under policy and is satisfied with the principle of development, having regard to potential impact on the setting of nearby listed buildings. HED adds that it will require further information at reserved matters stage, including a Heritage Impact Assessment (HIA) and indicative contextual elevations.</p>
5.47	<p>It is considered that the site is capable of accommodating the proposed development whilst safeguarding the setting of nearby Listed Buildings. This would be ensured at the reserved matters stage.</p>
5.48	<p>HED has not raised any issues with regard to archaeology.</p>
5.49	<p>The proposal is considered in compliance with Policies BH1 and BH5 and relevant provision of the SPPS.</p> <p><b>Natural heritage</b></p>
5.50	<p>DAERA NIEA and Shared Environmental Services (SES) have considered the impacts of the proposal on designated sites and other natural heritage interests. On the basis of the information provided, they have no objection subject to conditions. These conditions are recommended.</p>
5.51	<p>It is considered that the proposal is in compliance with Policy NH1 and relevant provisions of the SPPS.</p> <p><b>Climate change</b></p>
5.52	<p>Policy ENV2 and Policy ENV3 state that planning permission will be granted for development that incorporates, where feasible, measures to mitigate and adapt to environmental change and reduce greenhouse gases by promoting sustainable patterns of development. Policy ENV5 requires that new built development should include, where appropriate, SuDS measures to manage surface water effectively on site.</p>
5.53	<p>A condition is recommended that requires climate change measures to be incorporated into the design and layout of the proposal at reserved matters stage.</p>
5.54	<p>Subject to this condition, it is considered that the proposal complies with Policies ENV2, ENV3, ENV5 and relevant provisions of the SPPS.</p>

	<p><b>Flood Risk and Drainage</b></p>
5.55	<p>Flood Maps (NI) indicates that the site lies outside the 1 in a 100 year climate change fluvial or 1 in 200 year climate change coastal flood plain. As such a Flood Risk Assessment is not required. A Drainage Assessment has been submitted and DfI Rivers upon consultation has advised that they have no reason to disagree with its conclusions. The proposal is considered compliant with Policy ENV4 and relevant provisions of the SPPS.</p>
	<p><b>Waste-water infrastructure</b></p>
5.56	<p>NI Water has advised that there is a public foul sewer within 20m of the proposed development boundary and that the proposed development can be adequately serviced in terms of waste-water infrastructure. NI Water offers no objection. The proposal is considered in compliance with Policy SP1a which requires that necessary infrastructure is in place to support new development.</p>
	<p><b>Environmental protection</b></p>
5.57	<p>Policy ENV1 states that planning permission will be granted for development that will maintain and, where possible, enhance environmental quality, and protects communities from materially harmful development.</p>
5.58	<p>The proposal has been assessed by Environmental Health in terms of noise, air pollution, general amenity, ambient air quality, contaminated land, and other considerations including light pollution. Environmental Health has confirmed that it has no objections, subject to conditions. These conditions are recommended.</p>
5.59	<p>It is considered that the proposal is in compliance with Policy ENV1 and relevant provisions of the SPPS.</p>
	<p><b>Waste Management</b></p>
5.60	<p>The location of bin storage and arrangements for collection of bins are to be considered at reserved matters stage. A waste management plan should be secured as part of the outline planning permission.</p>
	<p><b>Section 76 planning agreement</b></p>
5.61	<p>If the application is approved, it should be subject to the finalisation of a Section 76 planning agreement to secure the following planning obligations. These are considered necessary to make the proposed development acceptable:</p> <ul style="list-style-type: none"> <li>• <b>Balance of uses</b> – to ensure an appropriate mix of assisted and independent living units, no less than 25% and no more than 75% of the final number of Residential Units shall be occupied as Class C1 independent housing units. Similarly, no less than 25% and no more than 75% of the final number of Residential Units shall be occupied as Class C3A assisted living units.</li> <li>• <b>Affordable housing</b> – minimum of 20% of the Class C1 independent housing units to be delivered as affordable housing. Details of the tenure and mix of the affordable housing to be submitted to the Council for approval on or before the submission of application/s for approval of the reserved matters.</li> <li>• <b>Travel Plan</b> – implementation of the Travel Plan and Travel Fund.</li> </ul>

	<ul style="list-style-type: none"> <li>• <b>Employability and Skills</b> – the Council’s Economic Development Unit has advised that a Construction Employability and Skills Plan is required to promote inclusive growth, consistent with the Developer Contribution Framework.</li> <li>• <b>Management of the open space</b> – requirement for the owner to manage any public open space and common parts of the site in accordance with a management plan to be submitted to and agreed by the Council.</li> <li>• <b>Link to planning application LA04/2024/0570/F</b> – upon commencement of development, the hotel shall no longer be permitted to be used as a hotel or any other use within Class C2.</li> </ul>
5.62	<p>Legal Services has confirmed that the Section 76 planning agreement has been agreed in principle.</p> <p><u>Pre-application Community Consultation</u></p>
5.63	<p>The application was preceded by a statutory Proposal of Application Notice (PAN) which set out the applicant’s proposals for pre-application community consultation.</p>
5.64	<p>The application is accompanied by a mandatory Pre-application Community Consultation Report (PACC). The PACC report describes the comprehensive pre-application consultation undertaken by the applicant.</p>
5.65	<p>The applicant states that they actively sought the views of the public and stakeholders by utilising the following methods of engagement:</p> <ul style="list-style-type: none"> <li>• The applicant published a notice in the press on 11 August 2022, seven days prior to holding a public event on 18 August 2022 (3pm to 7pm) at the Stormont Hotel.</li> <li>• Distribution of information leaflets with free-post feedback form and free consultation phone-line to 1,100 properties within 500m of the proposed site.</li> <li>• A dedicated website was set up and launched on 10 August 2022 which included all details and documents of the project submitted with the PAN and outlined all the consultation methods available including comments through the website. The website was live from 10th August until 1 September 2022.</li> <li>• A “Live Chat” function was made available on the project website and was operational between 9am and 5pm, Monday-Friday.</li> <li>• Printed physical packs containing proposal information were available on request to be posted out. Two hard copy packs were distributed via post on request, 26 digital packs were emailed to residents.</li> <li>• The PAN was provided to a list of community interests in the area via email on 17 June 2022.</li> <li>• All elected members within the Electoral Area had received a copy of the PAN on 17 June 2022.</li> <li>• In addition, the PAN was also issued to other elected representatives including Ormiston DEA Councillors, East Belfast MLAs, the East Belfast MP.</li> </ul>
5.66	<p>The PACC report states that the majority of feedback to the public consultation was either supportive, neutral or negative. A few specific issues were raised:</p> <ul style="list-style-type: none"> <li>• The need to improve on-site parking and reduce the amount of on-street car parking.</li> <li>• The hotel is an asset to the local community and should not be closed.</li> <li>• Too many old people in the area already.</li> </ul>

<p>5.67</p> <p>5.68</p>	<p>In response to the feedback, the proposal was modified as follows:</p> <ul style="list-style-type: none"> <li>• A transport consultant was instructed to ensure that the proposal provides suitable safe access for pedestrians, cycles and cars. The proposal will encourage the use of the nearby public transport network to reduce car-dependency, and demand for parking.</li> <li>• Commercial matters relating to the hotel are not within the remit of the applicant. The current outline proposal by Summerhill Retirement Developments seeks to establish if the principle of redevelopment on the site is acceptable.</li> <li>• This proposal will additionally seek to support intergenerational communities in the area and ensuring that residents of all ages can continue to live in the area.</li> </ul> <p>It is considered that the Pre-Community Consultation Report submitted has demonstrated that the applicant has carried out their duty under Section 27 of the Planning Act (NI) 2011 to consult the community in advance of submitting an application.</p>
<p>6.0</p> <p>6.1</p> <p>6.2</p>	<p><b>Recommendation</b></p> <p>Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement, and deal with and any other issues that arise, provided the issues are not substantive.</p>
<p>7.0</p>	<p><b>DRAFT CONDITIONS</b></p> <p>1. The development hereby permitted must be begun by the following, whichever is the later.</p> <p style="padding-left: 40px;">Five years from the date of this permission; or</p> <p style="padding-left: 40px;">The expiration of two years from the date of approval of the last of the reserved matters</p> <p>Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.</p> <p>2. Application/s for approval of the reserved matters shall be made to the Council within three years from the date of this permission.</p> <p>Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.</p> <p>3. No development shall commence on site unless details of the <b>siting, design, external appearance, means of access and landscaping</b> (herein called "the reserved matters") have been submitted to and approved in writing by the Council.</p> <p style="padding-left: 40px;">The development shall not be carried out unless in accordance with the approved details.</p> <p>Reserved matters: To identify which matter(s) are reserved for subsequent approval.</p>

4. The reserved matters referred to in condition 3 shall include:

**Siting** – the two-dimensional location of buildings within the site;

**Design** – the two-dimensional internal arrangement of building/s and the floor space devoted to such uses, the three-dimensional form of the buildings including height, massing, number of storeys and general external appearance;

**External appearance of the buildings** – the architectural appearance and materials including the colour, texture and type of facing materials to be used for external walls and roofs;

**Means of Access** – the location and two-dimensional design of any vehicular and pedestrian accesses to the site from the surrounding area and also access circulation, car parking, facilities for the loading and unloading of vehicles and access to individual buildings within the site; and

**Landscaping** – treatment of the remaining parts of the site not covered by buildings including both soft and hard landscaping where proposed. Where applicable, including the laying out of gardens and the provision of amenity space. Soft landscaping to include planting such as trees, hedges, shrubs and grassed areas. Hard landscaping to include laying of hard surface areas, the formation of banks, terraces or other earthworks and erection of walls, fencing and other built means of enclosure.

Reason: This permission is in outline only and further details of the development are required under section 4(1) of The Planning (General Development Procedure) Order (Northern Ireland) 2015.

5. Application/s for reserved matters shall specify the proposed housing mix.

Reason: To ensure an appropriate housing mix, having regard to Policy HOU6 of the Belfast Local Development Plan: Plan Strategy 2035.

6. Application/s for reserved matters shall include measures to mitigate and adapt to climate change and Sustainable Urban Drainage Systems (SuDS).

Reason: To address climate change, having regard to Policies ENV2, ENV3 and ENV5 of the Belfast Local Development Plan: Plan Strategy 2035.

7. There shall be no more than 62no. assisted living units (Class C3(a) of the Planning (Use Classes) Order (Northern Ireland) 2015).

Reason: The applicant has demonstrated a need of no more than 62 assisted living units, having regard to Policy HOU8 of the Belfast Local Development Plan: Plan Strategy 2035.

8. Notwithstanding the provisions of the Planning (General Permitted Development) Order (Northern Ireland) 2015 (or any order revoking and/or re-enacting that order with or without modification), the Class 3(a) units hereby approved shall not be used other than for that purpose and for no other use within Class 3 or other Class without express planning permission.

Reason: Alternative use requires further consideration by the Council, having regard to the Local Development Plan and relevant material considerations.

9. None of the fourteen existing dwellings hereby permitted to be demolished shall be demolished unless a contract has been let to redevelop the lands on which the dwellings are located in accordance with a valid planning permission, details of which shall have first been submitted to and approved in writing by the Council.

Reason: To ensure appropriate redevelopment of the site in the interests of the character and appearance of the area and to safeguard against the loss of existing housing stock without a replacement.

10. No development shall be commenced unless a Remediation Strategy has been submitted to and approved in writing by the Council. The Remediation Strategy shall consider the RPS Ireland Ltd report entitled 'Project Carson – Stormont Hotel, Generic Quantitative Risk Assessment Report, RWM-01491, Project Carson, Stormont Hotel, GQRA, Rev 04, February 2025'. The Remediation Strategy shall follow Environment Agency and CIRIA guidance and British Standards and must demonstrate how the identified contaminant linkages are to be demonstrably broken and no longer pose a potential risk to human health. It must also detail how the proposed remedial works are to be verified. The development shall not be carried out unless in accordance with the approved Remediation Strategy.

Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.

11. No part of the development shall be occupied unless a Verification Report has been submitted to and approved in writing by the Council. The Verification Report shall be completed by competent persons and be in accordance with Environment Agency and CIRIA guidance and British Standards. It must demonstrate that the mitigation measures outlined in the agreed Remediation Strategy have been implemented, that they have broken the relevant contaminant linkages and that the site no longer poses a potential risk to human health.

Reason: To demonstrate that the required remedial measures have been incorporated into the development, in the interests of human health.

12. If during the carrying out of the development, new contamination is encountered that has not previously been identified, all related works shall cease immediately, and the Council shall be notified immediately in writing. No further development shall proceed until this new contamination has been fully investigated in accordance with current industry recognised best practice. In the event of unacceptable human health risks being identified, a Remediation Strategy and subsequent Verification Report shall be submitted to and agreed in writing by the Council, prior to the development being occupied or operated. The Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use.

Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.

13. In the event that any centralised combustion sources (generators, boilers, CHP or biomass) are proposed as part of this development and there is a risk of impact at relevant receptor locations as per the criteria detailed within the Environmental Protection UK and Institute of Air Quality Management, Land-use Planning & Development Control: Planning For Air Quality (January 2017), an updated Air Quality Impact Assessment shall be submitted to and approved in writing by the Council prior to the installation of the plant. The assessment shall include details of the combustion plant to be installed, to include emission rates and flue termination heights of the proposed combustion systems and it must demonstrate that there will be no exceedances of Air Quality Strategy objectives at relevant human receptor locations. No centralised combustion sources (generators, boilers, CHP or biomass) shall be installed unless in accordance with the approved details.

Reason: In the interests of air quality.

14. If during the development works, new contamination or risks are encountered which have not previously been identified, works shall cease and the Council shall be notified immediately in writing. This new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) guidance available at: <https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks> In the event of unacceptable risks being identified, a Remediation Strategy shall be submitted to and approved in writing by the Council prior to works re-commencing.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

15. After completing any remediation works under condition 14, and prior to operation of the development, a verification report shall be submitted to and approved in writing by the Council. This report should be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance available at: <https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks> The verification report should present all the remediation, waste management and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and wastes in achieving the remedial objectives.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

16. The development shall not be occupied or operated unless a Final Waste Management Plan has been submitted to and approved in writing by the Council. The development shall not be operated unless in accordance with the approved Final Waste Management Plan.

Reason: To ensure adequate provision of refuse and recycling storage in the interests of the amenities of the area.

## **DRAFT INFORMATIVES**

### **Section 76 planning agreement**

1. This planning permission is subject to a planning agreement under Section 76 of the Planning Act (Northern Ireland) 2011. This decision should be read in conjunction with the planning agreement, which secures the balance of uses; affordable housing; construction employability and skills plan; management of the open space; and prevents continued use of the hotel on commencement of development.
2. Please make sure that you carry out the development in accordance with the approved plans and any planning conditions listed above. Failure to do so will mean that the proposal is unauthorised and liable for investigation by the Council's Planning Enforcement team. If you would like advice about how to comply with the planning permission, you are advised to contact the Planning Service at Belfast City Council at [planning@belfastcity.gov.uk](mailto:planning@belfastcity.gov.uk).
3. This planning permission includes conditions which require further details to be submitted to and approved by the Council. Please read the conditions carefully so that you know when this information needs to be provided and approved. It could take a minimum of 8 weeks for the Council to approve the details, assuming that they are satisfactory, and sometimes longer depending on the complexity of the condition. You should allow for this when planning the timeline of your project.

	<p>4. The grant of planning permission does not dispense with the need to obtain licenses, authorisations may have been identified by consultees in their response to the application and can be accessed on the Northern Ireland Planning Portal website. The responses from consultees may also include other general advice for the benefit of the applicant or developer. consents or permissions under other legislation or protocols.</p>
--	---

This page is intentionally left blank

<b>Development Management Report</b>	
<b>Committee Date:</b> 10 <sup>th</sup> March 2026	
<b>Application ID:</b> LA04/2024/0570/F	
<b>Proposal:</b> Change of use of from hotel, conference centre and offices (sui generis) to a 97-bed care home (Use Class C3(b) and 1,559sqm diagnostic medical facility (Use Class D1(a), associated access, car parking, landscaping and open space.	<b>Location:</b> Stormont Hotel, 587 Upper Newtownards Road BT4 3LP
<b>Referral Route:</b> Application for Major development	
<b>Recommendation:</b> Approval subject to conditions and Section 76 planning agreement	
<b>Applicant Name and Address:</b> Summerhill Retirement Developments Ltd Victoria House Gloucester Street Belfast BT4 4LS	<b>Agent Name and Address:</b> Nick Salt Turley Hamilton House 3 Joy Street Belfast
<b>Date Valid:</b> 26/02/2026	
<b>Target Date:</b> 25/09/2026	
<b>Contact Officer:</b> Ed Baker, Planning Manager (Development Management)	
<p><b>Executive Summary:</b></p> <p>The application seeks full planning permission for the change of use of the existing hotel, conference centre and offices (sui generis) to a 97-bed care home (Use Class C3(b) and 1,559sqm diagnostic medical facility (Use Class D1(a), associated access, car parking, landscaping and open space. There are no external changes to the elevations of the hotel building. The medical facility would be located on the ground floor and independent of the care home. The proposal previously involved the demolition of No. 39 Summerhill Park (semi-detached dwelling). However, this have now been omitted from the proposal.</p> <p>The application site comprises the Stormont Hotel building. The site is proposed to be subdivided from the majority of the existing hotel car park to the west. This proposal is Phase 1 of a two-phase proposed redevelopment scheme for the entire hotel site. Phase 2 is for a retirement village to be built on the remainder of the hotel car park and is subject of a separate planning application (ref. LA04/2024/0569/O). That application will be considered by the Committee at its same meeting (also see Planning History).</p> <p>The key issues for consideration of the application are set out below.</p> <ul style="list-style-type: none"> <li>• Principle of development at this location</li> <li>• Design, Placemaking and Impact on Amenity</li> <li>• Access and Transport</li> <li>• Healthy Communities</li> <li>• Built Heritage</li> <li>• Natural heritage</li> <li>• Climate change</li> <li>• Flood Risk and Drainage</li> </ul>	

- Waste-water infrastructure
- Environmental protection
- Waste management
- Section 76 planning agreement
- Pre-application Community Consultation

The Council has received 47 third-party representations, from 26 persons all of which are objections to the scheme. These are summarised in the main report. Some of the objections relate to the application for outline planning permission (LA04/2024/0569/O) on the adjacent land.

No objections have been received from consultees, subject to conditions.

The proposal is considered acceptable in respect of principle, access and parking, impact on amenity and other relevant land-use planning considerations. The proposal is considered compliant with relevant policies.

### **Recommendation**

Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions.

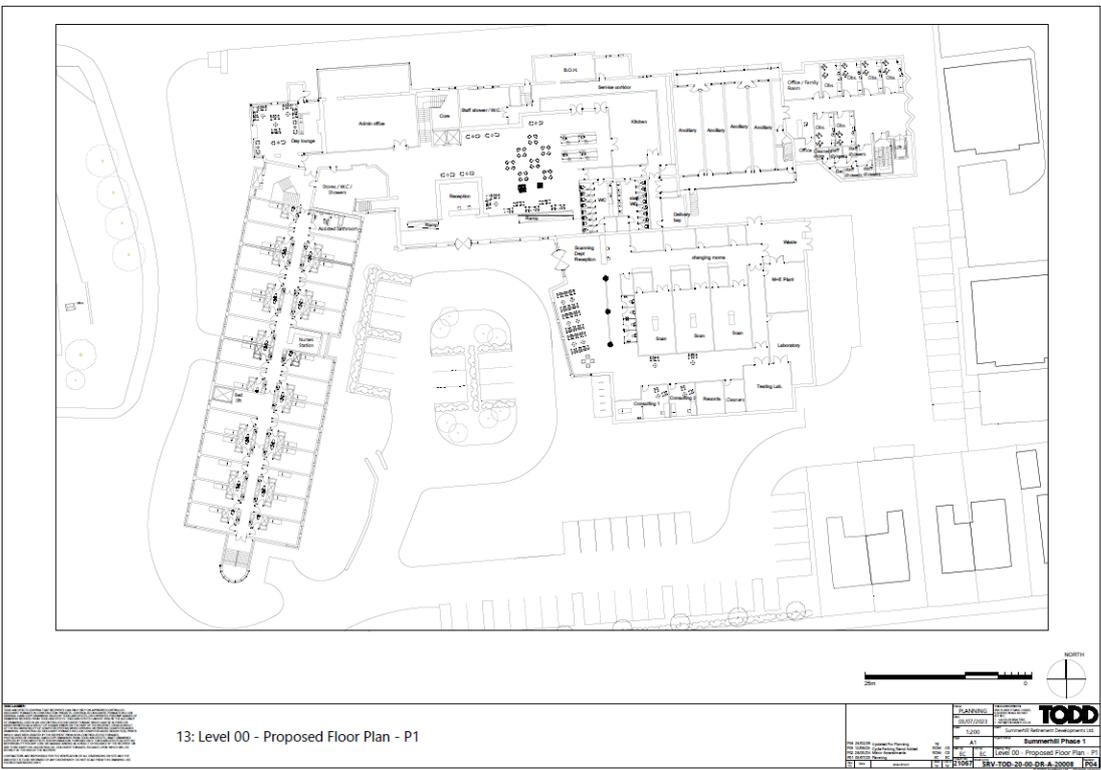
Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement, and deal with and any other issues that arise, provided the issues are not substantive.



### Proposed Landscaping Plan:



### Level 00 Floor Plan (Medical Facility):







<p>1.0</p> <p>1.1</p> <p>1.2</p> <p>1.3</p> <p>1.4</p> <p>1.5</p> <p>1.6</p>	<p><b>Characteristics of the Site and Area</b></p> <p>The application site is located on the Upper Newtownards Road opposite the Stormont estate. The site is currently occupied by a hotel and car park. The complex sits on 2.2 hectares (ha) of land, and comprises 105 bedrooms, together with two restaurants, wedding, meeting, and conference facilities. The hotel has been extended and renovated in different styles on a number of occasions. The hotel fronts onto the Upper Newtownards Road, with its vehicular access from the road dropping some eight metres to a main car park below, before rising up again to a drop off point outside its double height, frameless glazed, main entrance. Residential development abuts square shaped site on three sides.</p> <p>The surrounding area is suburban and predominantly residential, characterised by two-storey detached and semi-detached houses.</p> <p><b>Description of Proposed Development</b></p> <p>The application site comprises the Stormont Hotel building and a dwelling on the boundary of the site at number 37 Summerhill Park. The site is to be subdivided, separating the hotel from the majority of the existing hotel car park to the west.</p> <p>The application seeks full planning permission for the change of use of from hotel, conference centre and offices (sui generis) to a 97-bed care home (Use Class C3(b) and 1,559sqm diagnostic medical facility (Use Class D1(a), associated access, car parking, landscaping and open space. The medical facility will be on the ground floor and would operate independently of the care home. There would be no external changes to the existing hotel building.</p> <p>This proposal is Phase 1 of a two-phase proposed redevelopment scheme for the entire hotel site. Phase 2 is for a retirement village and is to be built on the remainder of the hotel car park to the west and is subject of a separate planning application (LA04/2024/0569/O – see Planning History). That application is to be considered at this same Planning Committee meeting.</p> <p>The proposal was subject of a Pre-Application Discussion (PAD), although not all the issues were resolved at the point at which the application was made.</p>
<p>2.0</p> <p>2.1</p> <p>2.2</p> <p>2.3</p>	<p><b>PLANNING HISTORY</b></p> <p>The site has no relevant planning history, however, there is a separate proposal for the hotel car park and lands to the west. Both this and the proposal were subject to Pre-Application Discussion (PAD) with officers and Proposal of Application Notice (PAN):</p> <p><i>Application site and car park site to west:</i></p> <p><b>LA04/2022/1211/PAN</b> - Mixed-use development, comprising retirement living (Use Class C1), care home (Use Class C3) and medical facility (Use Class C3 or D1), associated access, amenity space, landscaping and car parking. PAD concluded.</p> <p><i>Car park site to west:</i></p> <p><b>LA04/2024/0569/O</b> - Outline planning permission with all matter reserved for independent living (Use Class C3) units and up to 62no. assisted living units (Use Class C1), associated internal access roads, communal open space, revised access from</p>

	Castleview Road, associated car parking, servicing, amenity space and landscaping. Pending decision.
<b>3.0</b>	<p><b>PLANNING POLICY</b></p> <p><b>Development Plan – Plan Strategy</b></p> <p><u>Belfast Local Development Plan: Plan Strategy 2035</u></p> <p><b>Relevant Planning Policies:</b></p>
3.1	Policies in the Plan Strategy relevant to the application include the following:
3.2	<p><i>Strategic Policies:</i></p> <p>Policy SP1A – managing growth and supporting infrastructure delivery  Policy SP2 – sustainable development  Policy SP3 – improving health and wellbeing  Policy SP5 – positive placemaking  Policy SP6 – environmental resilience  Policy SP7 – connectivity  Policy SD2 – Settlement Areas</p>
3.3	<p><i>Operational Policies:</i></p> <p>Policy HOU8 – Specialised residential accommodation  Policy CI1 – Community Infrastructure  Policy DES1 – Principles of urban design  Policy DES2 – Masterplanning approach for Major development  Policy BH1 – Listed Buildings  Policy TRAN 2 – Creating an Accessible Environment  Policy TRAN 3 – Transport Assessment  Policy ENV1 – Environmental Quality  Policy ENV2 – Mitigating Environmental Change  Policy ENV3 – Adopting to Environmental Change  Policy ENV4 – Flood Risk  Policy ENV5 – Sustainable Drainage Systems (SuDS)  Policy NH1 – Protection of Natural Heritage Resources  Policy LC1 – Landscape  Policy HC1 – Promoting healthy communities</p>
3.4	<p><u>Supplementary Planning Guidance</u></p> <p>Placemaking and Urban Design  Masterplanning approach for Major developments  Sustainable Urban Drainage Systems  Transportation  Planning and Flood Risk  Waste Infrastructure  Trees and Development</p>
3.5	<p><b>Development Plan – zoning, designations and proposals maps</b></p> <p>Belfast Urban Area Plan (2001) BUAP  Draft Belfast Metropolitan Area Plan 2015 (v2004)</p>

<p>3.6</p> <p>3.7</p>	<p>Draft Belfast Metropolitan Area Plan 2015 (v2014)</p> <p><b>Regional Planning Policy</b> Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS) (Edition 2, 2025)</p> <p><b>Other Material Considerations</b> Developer Contribution Framework (2020) <i>Belfast Agenda</i> (Community Plan)</p>
<p>4.0</p> <p>4.1</p> <p>4.2</p> <p>4.3</p> <p>4.4</p>	<p><b>CONSULTATIONS AND REPRESENTATIONS</b></p> <p><u>Statutory Consultees</u></p> <p>DFI Roads – No objection, subject to conditions DFI Rivers – No objection NI Water – No objection DAERA NIEA – No objection subject to conditions DFC Historic Environment Division (HED) – No objection, subject to conditions</p> <p><u>Non-Statutory Consultees</u></p> <p>BCC Environmental Health – No objection, subject to conditions BCC Landscape Planning and Development Unit – No objection BCC Trees and Landscape – No objection BCC Economic Development Unit – No objection Translink – No objection NIE – No objection Shared Environmental Services (SES) – No objection, subject to a conditions</p> <p><u>Representations</u></p> <p>The application has been advertised in the press and neighbours notified. 47 third party representations have been received to date from 26 persons all of which are objections to the scheme. The points raised are summarised below.</p> <p><i>Objections:</i></p> <ol style="list-style-type: none"> <li>1. Living beside a large care home and sheltered housing will affect existing property values.</li> <li>2. Antisocial behaviour within proposed communal areas.</li> <li>3. Increased traffic and impact on parking and road safety in the area. The development will increase demand for on-street parking in the area.</li> <li>4. The existing hotel car park acts as a parking hub for people venturing to Stormont Park, Dog Park, Park Run and Playground - in rare and worse cases the Starting point for the Marathon and Parades. Residents fear that the access to parking will overflow onto the surrounding streets, blocking residential access/ egress.</li> <li>5. Parking Regulation Order (TRO) / Travel Plan to encourage sustainable modes of transport.</li> <li>6. The height of the proposed buildings will over-shadow the existing road and surrounds.</li> <li>7. Impact on privacy of existing homes from overlooking from proposed new houses.</li> <li>8. Loss of light into neighbouring houses.</li> </ol>

	<p>9. The proposed development would take a considerable time to build - leading to substantial inconvenience to residents.</p> <p>10. Impact on existing utilities and infrastructure: proposal will exacerbate existing flooding and sewerage issues and affect water pressure. The car park is within a 'floodplain'.</p> <p>11. Impact of construction on the site will affect residents both in terms of site traffic, noise, and air quality from dirt and dust.</p> <p>12. Replacement of two storey red brick houses on Castlevue Road with high rise buildings would be out of character with the housing in the area.</p> <p>13. The use of the proposed houses on Castlevue Road as 'commercial multiple occupancy premises'</p> <p>14. Strongly oppose the demolition of perfectly good and affordable semidetached family homes. Almost all of these homes are occupied by families at present. Demolishing such homes only adds to an already existing housing crisis.</p> <p>15. The proposed demolition of number 39 Summerhill Road will impact the adjoining property at number 37 Summerhill Park, which is the other half of a pair of semi-detached dwellings.</p> <p>16. Conversion of a hotel into a care home is not investing in our future and not forward thinking. Tourism is significantly important for the N.I economy and converting a luxury hotel into a nursing home is tone deaf and lacks foresight.</p> <p>17. The hotel offers amenities for the local area and its change of use to a medical facility will have a negative impact on the neighbourhood. Living beside a 4-star hotel has more appeal than a nursing home.</p> <p>18. Not all residents living on Summerhill Parade received planning consultation letters.</p> <p>19. Concerns raised over the location of bin storage. These can be an eyesore and come with the potential for overflowing waste and pests.</p> <p>20. The intensity of a 24/7 care use and a diagnostic facility is materially different from hotel use and risks unacceptable harm to amenity through noise/disturbance, servicing activity and lighting.</p>
4.5	<p>Points 1 and 2 are not material planning considerations. It should also be pointed out that there are no communal areas proposed as part of this application.</p>
4.6	<p>It is clear some objectors are referring to the proposed retirement village scheme that has been applied for under planning application ref. LA04/2024/0569/O (see Planning History). For example, points 3 through to 14 all refer to the other application seeking outline planning permission for housing with the exception of point 11.</p>
4.7	<p>In relation to point 15, the proposed demolition of No. 39 Summerhill Park has been omitted from the scheme.</p>
4.8	<p>Regarding point 17, all neighbours were notified in accordance with the regulations.</p>
4.9	<p>All other points are material planning considerations and will be addressed below.</p>

5.0	<p><b>PLANNING ASSESSMENT</b></p>
	<p><b>Development Plan Context</b></p>
5.1	<p>Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.</p>
5.2	<p>Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.</p>
5.3	<p>The Belfast Local Development Plan (LDP) when fully completed will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted.</p>
	<p><u>Operational Polices</u></p>
5.4	<p>The Plan Strategy contains a range of operational policies relevant to consideration of the application. These have been listed above at para 3.1.</p>
	<p><u>Proposals Maps</u></p>
5.5	<p>Until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.</p>
5.6	<p><b>Belfast Urban Area Plan 2001</b> – the site is unzoned “whiteland” within the settlement limits for Belfast.</p>
5.7	<p><b>Belfast Metropolitan Area Plan 2015 (v2004)</b> – the site is unzoned “whiteland” within the settlement limits for Belfast and on an arterial route and a protected route.</p>
5.8	<p><b>Belfast Metropolitan Area Plan 2015 (v2014)</b> – the site is unzoned “whiteland” within the settlement limits for Belfast and on an arterial route and a protected route.</p>
	<p><u>Environmental Impact Assessment</u></p>
5.9	<p>The proposed development falls within Category 10(b) of Schedule 2 of the Planning (Environment Impact Assessment) Regulations (NI) 2017 and therefore the Council was required under Regulation 12(1) to make a determination as to whether the proposal is EIA development. The Planning Service has determined that the proposal is unlikely to have any significant environmental effects in the context of the regulations and is not EIA development. Therefore, the application does not require to be accompanied by an Environmental Statement.</p>

5.10	<p><b>Main Issues</b></p> <p>The main issues relevant to consideration of the application are set out below.</p> <ul style="list-style-type: none"> <li>• Principle of development at this location</li> <li>• Design, Placemaking and Impact on Amenity</li> <li>• Access and Transport</li> <li>• Healthy Communities</li> <li>• Built Heritage</li> <li>• Natural heritage</li> <li>• Climate change</li> <li>• Flood Risk and Drainage</li> <li>• Waste-water infrastructure</li> <li>• Environmental protection</li> <li>• Waste management</li> <li>• Section 76 planning agreement</li> <li>• Pre-application Community Consultation</li> </ul> <p><b>Principle of development at this location</b></p>
5.11	<p>Policy HOU8 (Specialist residential accommodation) and Policy CI1 (Community Infrastructure). The existing hotel use is not protected by planning policy.</p> <p><i>Proposed care Home:</i></p>
5.12	<p>The proposed care home element will take up most of the building. Policy HOU8 states that permission will be granted for specialist residential accommodation, including care-related facilities, subject to two criteria: a) a community need is demonstrated via the submission of a statement of specialist housing need; and b) the proposal delivers convenient access to relevant local services and facilities, including local shops, public transport routes and health facilities.</p>
5.13	<p>The applicant has submitted a statement of housing need which addresses the need for a care home in this area. This states that Northern Ireland is experiencing demographic shifts in terms of an ageing society and uses statistics from the NIHE to back this up. The justification and amplification of Policy HOU8 also supports the need for more care home bed spaces. This states that 820 additional bed spaces in residential care homes will be required during the plan period.</p>
5.14	<p>It is considered that the applicant has demonstrated a need for the care home in line criterion a. of Policy HOU8.</p>
5.15	<p>The application site is on an arterial route and in close proximity to shops, the Ulster hospital and Gilder and Metro bus links to Belfast City Centre, as well as outbound bus services to Newtownards, Comber, Holywood and Bangor. This is considered to comply with criterion b of Policy HOU5. More detail on travel and accessibility is outlined under <i>Access and Transport</i>, later in the report.</p> <p><i>Proposed Medical Facility:</i></p>
5.16	<p>The diagnostic medical facility would use up to 60% of the ground floor only. This will be independent from the care home but would be available for use by residents of the care home. Policy CI1 - Community Infrastructure is applicable. The Plan defines community infrastructure as including surgeries and health facilities. Policy CI1 supports the</p>

	provision of new community infrastructure at appropriate and accessible locations within the urban area. As with the care home, the proposed diagnostic medical centre is in a sustainable location in terms of accessibility.
5.17	<p>Policy CI1 also states that all such proposals for community infrastructure shall ensure that there are no unacceptable impacts on residential amenity or natural/built heritage and are provided for access for all, including for pedestrians, cyclists and public transport. There are residential properties to the east and south of the site. Environmental Health is the appropriate consultee for noise, nuisance and disturbance and raises no objection. There is no operational development proposed other than minor ground works and these will not have any impact on these neighbouring properties. It is considered that the proposed use would not adversely impact on residential amenity. Car parking and cycle stands are proposed and the site is accessible by pedestrians, cyclists and public transport. These issues are explored in more detail under the assessment, below.</p>
5.18	<p>The proposal is considered to adhere to Policy CI1.</p> <p><b>Design, Placemaking and Impact on Amenity</b></p> <p><i>Proposed form, scale, massing and finished materials:</i></p>
5.19	<p>The existing hotel building would be retained in its current form with no external alterations. It is considered that the proposed use would not impact on the character and appearance of the area. Minor ground works and cycle stands are proposed; these would have a minimal visual impact. The proposal is considered acceptable, having regard to Policy DES1 of the Plan Strategy.</p> <p><i>Proposed Layout, Landscaping and Boundary Treatments:</i></p>
5.20	<p>The facility would utilise the existing access from the Upper Newtownards Road. Car parking would be in-curtilage. The existing turning head at the entrance of the hotel would be retained. Proposed landscaping will consist of retaining existing trees and hedges along the front of the site and planting new trees and hedges to the rear. Tree species will be mixed and include oak, birch, lime, pine, cherry. All would be semi-mature at the time of planting.</p>
5.21	<p>The Tree Officer and Landscape Planning and Development Unit are content with the proposed layout and landscaping scheme, although the Council's Landscape and Development team advises the submission of a final submission landscape plan is submitted and this will be secured by condition.</p>
5.22	<p>The proposal complies with Policy DES1 and Policy TRE1.</p> <p><i>Masterplanning approach:</i></p>
5.23	<p>Policy DES2 states that planning permission will be granted for Major development where it accords with the principles a. to j.</p>
5.24	<p>The proposal is designed as Phase 1 of a two-phase development for a 'retirement village' and is an integral part of the overall scheme.</p>
5.25	<p>It is considered that the scheme adopts a holistic approach which allows it to blend into the existing fabric of the area in a sympathetic and complementary way which is mindful of the historic built environment, adjacent residential development and the Stormont</p>

	estate, with regards to its site assembly, layout and design. The proposal also promotes opportunities for urban repair.
5.26	It is considered that the proposal accords with Policies DES2.  <u>Access and Transport</u>
5.27	The existing hotel has two access points: the main entrance from Upper Newtownards Road on the north boundary; and another from Castleview Road on the west side. As the proposal will be subdividing the site, the access for the care home and medical facility will retain the access from Upper Newtownards Road only. This would be for both ingress and egress. However, the vehicle numbers using the facility would be less than then the current number using the hotel.
5.28	Based on Dfl's Parking Standards and some worst-case assumptions regarding staffing levels, the associated Transport Assessment concludes that the Parking Standard requirements for the care home and medical facility is 64 spaces. The number of car parking spaces proposed on-site is 57, which is 7 spaces short of what is required in the worst-case scenario. These spaces are to be provided within the curtilage of the site.
5.29	The applicant has provided a Travel Plan that demonstrates that the proposed development is currently easily accessible to staff, residents and visitors by alternative and sustainable modes of transport. The site is a highly accessible location within the city having direct access to the road network and public transport. The Upper Newtownards Road is serviced by the Glider. The supporting Travel Plan also identifies several cycle routes linking the site to the wider cycle path network whilst 10No. cycle stands are to be provided within the grounds of the care home.
5.30	The changes made at the site as part of the development provide an enhancement for those travelling by foot, by cycle and on public transport. A "Travel Pack" will be supplied to all new staff and residents that will contain various available sustainable travel options which offer alternatives to the use of the private car. If planning permission is granted, this will be conditional that the development will operate in accordance with the Travel Plan. Having regard to these considerations, together with the aim of reducing car usage, the level of parking is considered appropriate.
5.31	Dfl Roads have no objection to the parking and travel arrangements for the proposed development, subject to conditions. The proposal is considered acceptable having regard to Policies TRAN1, TRAN2, TRAN4, TRAN6 and TRAN8.  <u>Healthy Communities</u>
5.32	The proposal is considered to comply with Policy HC1 in that would promotes healthy communities through active travel and good placemaking.  <u>Built Heritage</u>
5.33	The application site is location in close proximity to several listing buildings, including the Gate Lodge, Gates and Screens, Stormont Estate, Parliament Buildings, walls and lamp standards, Lord Carson Memorial Statue, Stormont Estate. St. Molua's Church of Ireland Church, 645 Upper Newtownards Road.
5.34	HED (Historic Buildings) has assessed the proposal against policies within the Strategic Planning Policy Statement for Northern Ireland (SPPS) para(s) 6.12 (setting) and Policy BH1 (Listed Buildings) of the Plan Strategy, advising that it is content that the proposal

	<p>will not have any negative impact on these buildings. The proposal involves minimal physical works and would have little impact on the setting of Listed Buildings, in compliance with these policies.</p> <p><u>Natural heritage</u></p>
5.35	<p>DAERA NIEA, Natural Environment Division (NED) and Shared Environmental Services have considered the impacts of the proposal on designated sites and other natural heritage interests and, on the basis of the information provided, has no concerns subject to conditions.</p>
5.36	<p>It is considered that the proposal is in compliance with Policy NH1.</p> <p><u>Climate change</u></p>
5.37	<p>The Planning Service require a Climate Change Statement in support of the planning applications. Plan Strategy Strategic Policy SP6 states that the council will support development where it helps to reduce greenhouse gas emissions and is adaptable in a changing climate to build environmental resilience.</p>
5.38	<p>Policy ENV2 and Policy ENV3 states that planning permission will be granted for development that incorporates, where feasible, measures to mitigate environmental change and reduce greenhouse gases by promoting sustainable patterns of development.</p>
5.40	<p>Policy ENV2 states that proposals should, where feasible, seek to avoid demolition and should consider how existing buildings or their main structures could be reused. The proposal will see the 're-use' of an existing building with only internal alterations and reconfiguration of the existing hotel building into a care home and diagnostic medical facility is feasible and appropriate, taking cognisance of promoting sustainable development and reducing the carbon footprint of the development. This is in line with Policy ENV2.</p>
5.41	<p>A number of passive sustainability measures will be embedded into the proposals to ensure a flexible, usable design that minimises the reliance on mechanical ventilation and heat. This includes the building orientation, positioned to take advantage of natural sunlight and shading to reduce reliance on artificial lighting and cooling systems; 3m floor to floor heights and full height openings to make the most of solar gain to reduce reliance on mechanical heating; a 'fabric first' approach which places the emphasis energy-efficiency by optimising insulation, airtightness, ventilation, and other key aspects of the building's envelope; choice of materials too offer effective thermal mass which soaks up heat on a hot day and storing and slowly radiating warmth when needed; and the removal of extensive areas of hardstanding with the inclusion of green open space to provide a range of benefits, such as improving air quality, reducing urban heat island effect, mitigating storm water runoff and promoting biodiversity.</p>
5.42	<p>The design of the proposal includes the retention and re-use of the existing hotel building, re-purposing it into a care home and medical facility, with minimal internal reconfiguration required, taking cognisance of promoting sustainable development and reducing the carbon footprint of the development. This is in compliance with Policies ENV2, ENV3 and DES2.</p>
5.43	<p>Retention of existing soft landscaping to the front of the site and proposed new soft landscaping such as grass lawns and tree and shrub planting to the rear of the site will</p>

	<p>contribute to sustainable methods of drainage, acting as a natural soakaway (SuDS) and minimising flood risk. This is considered to be in compliance with Policy ENV5.</p> <p><u>Flood Risk and Drainage</u></p>
5.44	<p>Flood Maps (NI) indicates that the site lies outside the 1 in 100 year climate change fluvial or 1 in 200 year climate change coastal flood plain. As such a Flood Risk Assessment is not required. A Drainage Assessment has been submitted and DfI Rivers upon consultation has advised that they have no reason to disagree with its conclusions. The proposal is considered compliant with Policy ENV4 of the PS.</p> <p><u>Waste-water infrastructure</u></p>
5.45	<p>NI Water advises that there is a public foul sewer within 20m of the proposed development boundary which can adequately service the proposal and offers no objection. The proposal is therefore considered compliant with Policy SP1a which requires that necessary infrastructure is in place to support new development.</p> <p><u>Environmental protection</u></p>
5.46	<p>Policy ENV1 states that planning permission will be granted for development that will maintain and, where possible, enhance environmental quality, and protects communities from materially harmful development. The proposed development has been assessed by Environmental Health in terms of noise, air pollution, general amenity, ambient air quality, contaminated land, and other considerations including light pollution. Environmental Health has confirmed that it has no objections, subject to conditions, which are recommended.</p>
5.47	<p>The proposal is considered compliant with Policy ENV1.</p> <p><u>Waste Management</u></p>
5.48	<p>A Waste Management Plan has been submitted in support of the proposal. This advises that the existing building has a designated bin storage and collection point to the rear of the building. It is intended to retain this arrangement. Egress and ingress for bin lorries will be via the main site entrance at Upper Newtownards Road.</p> <p><u>Section 76 planning agreement</u></p>
5.49	<p>If the application is approved, it should be subject to the finalisation of a Section 76 planning agreement to secure the following planning obligations. These are considered necessary to make the proposed development acceptable:</p> <ul style="list-style-type: none"> <li>• <b>Employability and Skills</b> – the Council’s Economic Development Unit has advised that both Construction and Operational Employability and Skills Plans are required to promote inclusive growth, consistent with the Developer Contribution Framework.</li> <li>• <b>Linkage to outline application</b> – a clause linking this proposal to the development of the proposed retirement village (LA04/2024/0569/O) to require that on commencement of development of the outline permission, the hotel shall no longer been used as such (in recognition of the loss of parking spaces).</li> </ul>

5.50	<p>Legal Services has confirmed that the draft section 76 planning agreement has been agreed in principle with the applicant, on a without prejudice basis.</p> <p><u>Pre-application Community Consultation</u></p>
5.51	<p>The application was preceded by a Proposal of Application Notice (PAN) which set out the applicant's proposals for pre-application community consultation.</p>
5.52	<p>The application is accompanied by a mandatory Pre-application Community Consultation Report (PACC). The PACC report describes the comprehensive pre-application consultation undertaken by the applicant.</p>
5.53	<p>The applicant actively sought the views of the public and stakeholders with regards to this development by utilising the following methods of engagement:</p> <ul style="list-style-type: none"> <li>• To allow the public to engage in the project, the applicant published a notice in the press on 11 August 2022, 7 days prior to holding a public event on 18 August 2022 from 3pm to 7pm at the Stormont Hotel.</li> <li>• Distribution of information leaflets with free-post feedback form and free consultation phone-line to 1,100 properties within 500m of the proposed site.</li> <li>• A dedicated website was set up and launched on 10 August 2022 which included all details and documents of the project submitted with the PAN and outlined all the consultation methods available including comments through the website. This website was live from 10th August until 1 September 2022;</li> <li>• A Live Chat function was made available on the project website and was operational between 9am and 5pm, Monday-Friday;</li> <li>• Printed physical packs containing proposal information were available on request to be posted out. Two hard copy packs were distributed via post on request, 26 digital packs were emailed to residents;</li> <li>• The PAN was provided to a list of community interests in the area via email on 17 June 2022;</li> <li>• All elected members within the Electoral Area received a copy of the PAN on 17 June 2022.</li> <li>• In addition, the PAN was also issued to other elected representatives including Ormiston DEA Councillors, East Belfast MLAs, the East Belfast MP.</li> </ul>
5.54	<p>The PACC report states that the majority of feedback to the public consultation was either supportive, neutral or negative. A few specific issues were raised:</p> <ul style="list-style-type: none"> <li>• The need to improve on-site parking and reduce the amount of on street car parking;</li> <li>• The hotel is an asset to the local community and should not be closed to make way for a care home;</li> <li>• It is not clear what is meant by these facilities - are they to be NHS or private healthcare facilities? Are they for the public or just the residents? More info needed.</li> </ul>
5.53	<p>The applicant responded to the feedback as follows:</p> <ul style="list-style-type: none"> <li>• A transport consultant has been instructed to ensure that the proposal provides suitable safe access for pedestrians, cycles and cars. The proposal will encourage the use of the nearby public transport network to reduce car-dependency, and demand for parking.</li> </ul>

5.54	<ul style="list-style-type: none"> <li>Commercial matters relating to the hotel are not within the remit of the applicant. The current outline proposal by Summerhill Retirement Developments seeks to establish if the principle of redevelopment on the site is acceptable;</li> <li>The exact nature of future occupancy of the medical facility is unknown at this stage.</li> </ul> <p>It is considered that the Pre-Community Consultation Report submitted has demonstrated that the applicant has carried out their duty under Section 27 of the Planning Act (NI) 2011 to consult the community in advance of submitting an application.</p>
6.0	<p><b>Recommendation</b></p> <p>6.1 Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions.</p> <p>6.2 Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement, and deal with and any other issues that arise, provided the issues are not substantive.</p>
7.0	<p><b>DRAFT CONDITIONS</b></p> <p>1. The development hereby permitted must be begun within five years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>2. The development hereby approved shall not be occupied unless covered bicycle storage has been provided in accordance with the approved plans. The covered bicycle storage shall be retained in accordance with the approved plans at all times.</p> <p>Reason: To ensure adequate provision and availability of cycle parking and encourage sustainable modes of transport.</p> <p>3. The development hereby approved shall not be occupied or operated until the parking and turning areas have been provided in accordance with the approved plans. Such areas shall not be used for any purpose other than the parking and turning of vehicles and such areas shall remain free of obstruction for such use at all times.</p> <p>Reason: To ensure adequate car parking within the site.</p> <p>4. The development hereby approved shall not be occupied or operated unless in accordance with the approved Travel Plan, published to the public Planning Portal on 24 April 2024.</p> <p>Reason: To promote sustainable travel patterns and off-set the demand for vehicular movements and/or parking.</p> <p>5. The development hereby permitted shall not be occupied or operated unless in accordance with the Service Management Plan uploaded to the Planning Portal on 24 April 2024.</p> <p>Reason: In the interests of road safety and convenience of road users.</p>

6. Prior to installation of windows within the development hereby permitted, the final proposed window schedule (including configurations of frames and air gaps, details of the frames, seals etc) shall be submitted to and approved in writing by the Council. The schedule shall be presented within a Noise Impact Assessment confirming how the new windows will meet the necessary sound reduction performance at all facades and floor levels at the hereby permitted development. The window specification shall be in line with recommendations in the AONA Consulting Noise Impact Assessment dated: June 2023, referenced ENV-8096 and published on the Planning Portal on 24 April 2024. The windows shall not be installed unless in accordance with the approved details.

Reason: To safeguard the amenity of occupants of the building hereby approved.

7. Prior to installation of any alternative means of ventilation to be incorporated within the development hereby permitted, a Noise Impact Assessment confirming the specification of the alternative means of ventilation to serve habitable rooms shall be submitted to and approved in writing by the Council. The noise assessment shall demonstrate how the alternative means of ventilation will be acoustically attenuated and capable of achieving the internal noise levels for habitable rooms outlined in British Standard BS8233:2014 with the windows shut and the alternative means of ventilation operating (if including a mechanical component) or in the open position. The alternative means of ventilation shall be installed unless in accordance with the approved details and retained as such.

Reason: To safeguard the amenity of occupants of the building hereby approved.

8. Prior to installation within the development hereby permitted, a Noise Impact Assessment of final plant and equipment shall be submitted to and approved in writing by the Council. The Noise Impact Assessment shall include a list of all proposed plant, their location, number, operating modes (in terms of times, on/off conditions etc) and noise specifications. The noise assessment shall determine the combined rating level (dBLAr,T) from the operation of all plant and equipment and confirm if any other assessment criteria such as noise rating curves of low frequency curve criterion are applicable. The assessment shall identify any necessary noise mitigation measures to ensure that its operation will not exceed the existing representative daytime and night-time background sound levels at the nearest noise sensitive premises, when measured or determined in accordance with BS4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound'. The development shall not be carried out unless in accordance with the approved details.

Reason: To safeguard the amenity of occupants of the building hereby approved.

9. The development shall not be operated or occupied unless details of a means of ventilation and extraction for the dispersal of cooking smells/fumes, including details of its method of construction, odour control measures and noise levels, have been submitted to and approved in writing by the Council. The details cannot include new external chimneys or flues unless already shown on the approved plans. The approved scheme shall be installed before the use hereby permitted commences on site and shall be retained as such at all times.

Reason: To safeguard the amenity of adjoining properties and the general locality.

10. No development shall commence on site (other than site clearance, enabling works or works to fulfil this condition) unless a Remediation Strategy has been submitted to and approved in writing by the Council. The Remediation Strategy shall consider the RPS Ireland Ltd report entitled 'Project Carson – Stormont Hotel, Generic Quantitative Risk Assessment Report, RWM-01491, Project Carson, Stormont Hotel, GQRA, Rev 04, February 2025'. The Remediation Strategy shall follow current Environment Agency and CIRIA guidance and British Standards and must demonstrate how the identified contaminant linkages are to be demonstrably broken and no longer pose a potential risk to human health. It must also detail how the proposed remedial works are to be verified. The development shall not be carried out unless in accordance with the approved Remediation Strategy.

Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.

11. Prior to occupation or operation of the development, a Verification Report shall be submitted to and approved in writing by the Council. The Verification Report shall be completed by competent persons and be in accordance with current Environment Agency and CIRIA guidance and British Standards. It must demonstrate that the mitigation measures outlined in the agreed Remediation Strategy have been implemented, that they have broken the relevant contaminant linkages and that the site no longer poses a potential risk to human health.

Reason: To demonstrate that the required remedial measures have been incorporated into the development, in the interests of human health.

12. If during the carrying out of the development, new contamination is encountered that has not previously been identified, all related works shall cease immediately, and the Council shall be notified immediately in writing. No further development shall proceed until this new contamination has been fully investigated in accordance with current industry recognised best practice. In the event of unacceptable human health risks being identified, a Remediation Strategy and subsequent Verification Report shall be submitted to and agreed in writing by the Council, prior to the development being occupied or operated. The Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use.

Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.

13. In the event that any substantial centralised combustion sources (generators, boilers, CHP or biomass) are proposed as part of this development and there is a risk of impact at relevant receptor locations as per the criteria detailed within the Environmental Protection UK and Institute of Air Quality Management, Land-use Planning & Development Control: Planning For Air Quality (January 2017), an updated Air Quality Impact Assessment shall be submitted to and approved in writing by the Council prior to the installation of the plant. The assessment shall include details of the combustion plant to be installed, to include emission rates and flue termination heights of the proposed combustion systems and it must demonstrate that there will be no exceedances of Air Quality Strategy objectives at relevant human receptor locations. The development shall not be carried out unless in accordance with the approved details.

Reason: Protection against adverse impact on local air quality.

14. If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Council shall be notified immediately in writing. This new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) guidance available at: <https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks> In the event of unacceptable risks being identified, a Remediation Strategy shall be submitted to and approved in writing by the Council.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

15. After completing any remediation works under condition 14 and prior to operation of the development, a Verification Report shall be submitted to and approved in writing by the Council. This report should be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance available at: <https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks> The verification report should present all the remediation, waste management and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and wastes in achieving the remedial objectives.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

16. Within 48 hours prior to the commencement of construction works, the existing buildings on the site shall be checked for bat presence by a competent ecologist and all demolition works shall be monitored by a Natural Heritage & Conservation Areas competent ecologist, details of which shall have first been submitted to the Council in writing. A report of the demolition shall be submitted to the Council within 2 weeks of the check carried out by the competent ecologist.

Reason: To ensure protection to bats and their roosts.

17. Notwithstanding the submitted details, no development (other than site clearance, site preparation, demolition and the formation of foundations and trenches) shall commence on site unless a final hard and soft landscaping scheme has been submitted to and approved in writing by the Council. The scheme shall include details of all walls, fences, trees, hedgerows and other planting which are to be retained; details of all new walls, fences, other boundary treatment and finished ground levels; details of the hard surface treatment of open parts of the site which shall be permeable or drained to a permeable area; a planting specification to include species, size, position and method of planting of all new trees and shrubs; and a programme of implementation.

Reason: In the interests of the character and appearance of the area, and to promote sustainable drainage. Approval is required upfront because the landscaping is critical to the acceptability of the proposal.

18. All trees within the site shall be retained unless shown on the approved drawings as being removed. Any trees or planting indicated on the approved drawings which, within a period of five years from the date of planting, die, or are removed or become seriously damaged, diseased or dying, shall be replaced during the next planting season (October to March inclusive) with other trees or plants of a location, species and size to be first approved in writing by the Council.

Reason: In the interests of visual amenity.

19. Prior to any work commencing all tree protective measures, protective barriers (fencing) and ground protection is to be erected or installed as specified and in accordance with the British Standard 5837: 2012 (section 6.2) on any trees to be retained within the site and must be in place before any materials or machinery are brought onto site for demolition, development, or soil stripping. Protective fencing must remain in place until all work is completed, and all associated materials and equipment are removed from site.

Reason: To ensure the protection of, and to ensure the continuity of amenity afforded by any existing trees to be retained within the site and on adjacent lands.

20. No storage of materials, parking of vehicles or plant, temporary buildings, sheds, offices, or fires within the Root Protection Area of trees within the site and adjacent lands during the construction period.

Reason: To avoid compaction within the RPA of existing trees to be retained.

#### **DRAFT INFORMATIVES**

1. This planning permission is subject to a planning agreement under Section 76 of the Planning Act (Northern Ireland) 2011. This decision should be read in conjunction with the planning agreement, which secures both Construction and Operational Employability and Skills Plans, and prevents the operation of the existing hotel use on commencement of development of outline planning permission LA04/2024/0569/O.
2. Please make sure that you carry out the development in accordance with the approved plans and any planning conditions listed above. Failure to do so will mean that the proposal is unauthorised and liable for investigation by the Council's Planning Enforcement team. If you would like advice about how to comply with the planning permission, you are advised to contact the Planning Service at Belfast City Council at [planning@belfastcity.gov.uk](mailto:planning@belfastcity.gov.uk).
3. This planning permission includes conditions which require further details to be submitted to and approved by the Council. Please read the conditions carefully so that you know when this information needs to be provided and approved. It could take a minimum of 8 weeks for the Council to approve the details, assuming that they are satisfactory, and sometimes longer depending on the complexity of the condition. You should allow for this when planning the timeline of your project.

	<p>4. The grant of planning permission does not dispense with the need to obtain licenses, authorisations may have been identified by consultees in their response to the application and can be accessed on the Northern Ireland Planning Portal website. The responses from consultees may also include other general advice for the benefit of the applicant or developer. consents or permissions under other legislation or protocols.</p>
--	---

This page is intentionally left blank

## Development Management Officer Report

### Committee Application

Summary	
<b>Committee Meeting Date:</b> 10 <sup>th</sup> March 2026	
<b>Application Ref:</b> LA04/2025/1003/F	
<b>Proposal:</b> Proposed use of 300 No. Student Bedrooms/Studios as Short Term Let Accommodation outside of term time.	<b>Location:</b> 81-107 York Street, Belfast, BT15 1AT
<b>Referral Route:</b> Paragraph 3.8.2 (d) of the scheme of delegation – change of use application involving student accommodation	
<b>Recommendation:</b> Approval subject to conditions and Section 77 Planning Agreement	
<b>Applicant Name and Address:</b> LIV Belfast Partners Limited C/O Valeo Management Limited Wharton Park House Nat Lane, Winsford Cheshire CW7 3BS	<b>Agent Name and Address:</b> Turley Hamilton House 3 Joy Street Belfast
<b>Date Valid:</b> 16.06.2025	
<b>Target Date:</b> 29.09.2025	
<b>Contact Officer:</b> Lisa Walshe, Principal Planner	
<p><b>Executive Summary:</b></p> <p>The application site is situated at 81-107 York Street, Belfast, BT15 1AT.</p> <p>Permission was granted under Z/2015/0138/F for the demolition of existing buildings and erection of a building for managed student accommodation, comprising 590 No. ensuite double bedrooms and 92 studios; and 2 No. retail units at ground floor level. Permission was later granted under LA04/2016/2385/F in June 2017 for an amendment to planning permission Z/2015/0138/F to develop purpose built managed student accommodation comprising 717 beds with 2 No. retail units at ground floor level etc. The scheme as approved under LA04/2016/2385/F has been constructed and is fully operational.</p> <p>The key issues for consideration of the application are set out below:</p> <ul style="list-style-type: none"> <li>• Principle of the proposed change of use outside of term time</li> <li>• Access, movement and parking</li> </ul> <p>One representation was received from the Northern Ireland Hotel Federation. Their concerns included the definition of term time and clarity of sue, monitoring and enforcement issues, neighbourhood amenity and enforcement issues, precedent and policy alignment. This is considered in the report.</p>	

DFI Roads were consulted and had no objections

A Section 77 to vary the Section 76 of the host approval is necessary and is agreed in principle with Legal Services.

**Recommendation**

Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions, resolve the relevant Section 77 to vary the host Section 76 Planning Agreement, and deal with any other issues that arise, provided that they are not substantive.

**Officer Report**

1.0

**Drawings**

1.1

**Site Location**



**First Floor**



**Second - Fourth Floors**



**Fifth - Ninth Floors**



**Tenth Floor**



**Eleventh Floor**



**Twelfth - Thirteenth Floors**



<p><b>2.0</b></p>	<p><b>Characteristics of the Site and Area</b></p>
<p>2.1</p>	<p>The application site comprises a Purpose-Built Managed Student Accommodation (PBMSA) on York Street which received planning permission under reference LA04/2016/2385/F in June 2017. It contains 717 self-contained units spread across 14 floors with associated communal and amenity facilities as well as retail units at ground floor.</p>
<p><b>3.0</b></p>	<p><b>Description of Proposal</b></p>
<p>3.1</p>	<p>The application is seeking full planning permission for the proposed use of 300 No. Student Bedrooms/Studios as Short Term Let (STL) Accommodation outside of term time.</p>
<p>3.2</p>	<p>The reasoning for this is the high vacancy rates within the student accommodation – specifically during the summer months, resulting in a seasonal downturn in footfall and activity for business which rely on student customers.</p>

3.3	LIV Belfast state that they are seeking to better utilise the accommodation during this time to provide quality accommodation for visiting academics, such as PhD candidates and researchers, as well as for other visitors to the city. As such, this application seeks planning permission for the use of 247 bedrooms and 53 studios (300 beds in total) during the summer months, comprising 42% of the total accommodation units within the building.
4.0	<b>Planning Policy and Other Material Considerations</b>
4.1	<b>Development Plan – Plan Strategy</b> Belfast Local Development Plan, Plan Strategy 2035
4.2	<p><i>Strategic Policies:</i></p> <p>Policy SP2 – sustainable development</p> <p><i>Operational Policies:</i></p> <p>HOU13 – Short-term let accommodation</p> <p>TLC1 - Supporting tourism leisure and cultural development</p> <p>TLC3 - Overnight visitor accommodation</p> <p>TRAN 8 - Car parking and servicing arrangements</p> <p>Policy ENV1 – Environmental quality</p>
4.3	<p><b>Development Plan – zoning, designations and proposals maps</b></p> <p>Belfast Urban Area Plan (2001) BUAP</p> <p>Draft Belfast Metropolitan Area Plan 2015 (v2004)</p> <p>Draft Belfast Metropolitan Area Plan 2015 (v2014)</p>
4.4	<p><b>Regional Planning Policy</b></p> <p>Regional Development Strategy 2035 (RDS)</p> <p>Strategic Planning Policy Statement for Northern Ireland (SPPS)</p>
4.5	<p><b>Relevant Planning History</b></p> <p>Z/2015/0138/F - 81-107 York Street Belfast BT15 1AB - Demolition of existing buildings and erection of a building ranging in height from 11 to 14 No. storeys (37m X 43m) for managed student accommodation, comprising 590 No. ensuite double bedrooms with shared communal areas and kitchens and 92 studios; 2 No. retail units at ground floor level; two landscaped courtyards; other ancillary accommodation including a reception/management suite and communal areas; plant and storage areas, and car parking and cycle provision. – PERMISSION GRANTED</p> <p>LA04/2016/2385/F - 81-107 York Street Belfast - Amendment to planning permission Z/2015/0138/F to develop purpose built managed student accommodation comprising 717 beds with shared communal areas, 2 No. retail units at ground floor level; two landscaped courtyards; other ancillary accommodation including a reception/management suite and communal areas; plant and storage areas, and car parking and cycle provision. – PERMISSION GRANTED</p>

<b>5.0</b>	<b>Consultations and Representations</b>
5.1  5.2  5.3  5.3.1	<p><b>Statutory Consultations</b> DFI Roads – No Objections subject to conditions</p> <p><b>Non-Statutory Consultations</b> Northern Ireland Tourist Board – No Comment</p> <p><b>Representations</b></p> <p>The application has been advertised and neighbours notified. One representation has been received from the Northern Ireland Hotel Federation. Their concerns are as follows:</p> <ul style="list-style-type: none"> <li>• Definition of ‘term time’ and clarity of use <i>The Section 77 has defined non term time as the calendar months of July and August in any particular year.</i></li> <li>• Impact on local housing market and student accommodation stock <i>As demonstrated by the vacancy rates and nature of school term times, student accommodation is not overly required during these months, ensuring no adverse impact to the existing housing/student accommodation. The application is for 300 rooms, which leaves 417 as student accommodation during this time for those students who do require the accommodation during non-term time.</i></li> <li>• Monitoring and enforcement issues with references to reporting, guest-registers and other non-planning legislation. <i>The application will be subject to a Section 77 legal agreement, with the Council being the enforcing agency. Any potential breach will be dealt with appropriately by Council’s Planning Enforcement team.</i></li> <li>• Neighbourhood amenity and local infrastructure <i>The proposal would not result in an adverse impact to neighbourhood amenity or local infrastructure compared to that of a PBMSA at full capacity. The proposal is subject to a different Management Plan to be implemented during July and August.</i></li> <li>• Precedent and policy alignment <i>Each application is assessed on its own merits, taking account of its location, impacts etc in line with Planning Policy.</i></li> </ul> <p>The application is assessed in full below.</p>
<b>6.0</b>	<b>PLANNING ASSESSMENT</b>
6.1  6.1.1  6.1.2	<p><b>Development Plan Context</b></p> <p>6.1.1 Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.</p> <p>6.1.2 Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.</p>

6.1.3	The Belfast Local Development Plan (LDP), when fully completed, will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan (“Departmental Development Plan”) until the Local Policies Plan is adopted.
6.1.4	<b>Operational policies</b> – the Plan Strategy contains a range of operational policies relevant to consideration of the application, which are set out in the following section of this report.).
6.1.5	<b>Proposals Maps</b> – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.
6.1.6	<b>Belfast Urban Area Plan 2001</b> - The site is located within the settlement development limit in the BUAP and is not zoned for any use.
6.1.7	<b>Belfast Metropolitan Area Plan 2015 (2004 and 2014)</b> – The is located within the City centre.
6.1.8	<b>Key Issues</b>
6.1.9	The key issues to be considered in this application are: <ul style="list-style-type: none"> <li>• Principle</li> <li>• Access, movement and parking</li> </ul>
6.2	<b>Principle of the proposal</b>
6.2.1	Policy HOU13 relating to short term lets set out a number of key criteria which must be satisfied.
6.2.2	Criterion a. requires that the proposal <i>strengthens and diversifies the range of short-stay visitor accommodation in the city</i> . As of June 2024, short-term lets comprise 21% of Belfast City Council's tourist accommodation. The proposal is for 300 rooms outside of term time therefore would strengthen and diversify the range of short-term visitor accommodation in the city.
6.2.3	Criterion b. requires that the proposal <i>is accessible by public transport</i> . The site is located in the city centre and is highly accessible by public transport.
6.2.4	Criterion c. requires that the proposal <i>is sited within an existing tourism cluster or in close proximity to a visitor attraction</i> . The site is within the city centre with several visitor attractions in close proximity. For example, Clifton House is 0.4km away, Crumlin Road Gaol is 1.1km and City hall is 1km away.

6.2.5	<p>Criterion d. requires that the proposal <i>has appropriate management arrangements in place to ensure a positive and safe living environment whilst minimising any potential negative impacts</i>. The applicant has provided an appropriate management plan to the council for consideration. The management plan covers, layout, room allocation and segregation of accommodation use which addresses the juxtaposition of the two uses ensuring a level of segregation between visitors and the students whilst also facilitating feedback opportunities for the students. The management plan also addresses the property security, management, booking and vetting and the key operational policies including noise / anti-social behaviour, waste disposal and transportation.</p>
6.2.6	<p>Criterion e. requires that <i>the site is not located within a designated HMA (see policy HOU10), unless it can be demonstrated that the development is needed to meet a specific demand in that location</i>. As the site is not located within a designated HMA, this criterion is satisfied.</p>
6.2.7	<p>Criterion f. requires that <i>in the case of a change from permanent residential use, part of the property must be retained as permanent residential housing</i>. The existing building is a PBMSA therefore this criterion is not applicable.</p>
6.2.8	<p>Policy TLC1 states that the Council will seek to support tourism, leisure and cultural development that contributes to extending the offer of these forms of development across daytime and nighttime for the visitor. It is also expected that the proposal will lead to improving the quality and accessibility of tourism, leisure and cultural assets to support the city's reputation as an attractive tourism destination.</p>
6.2.9	<p>Policy TLC3 states that planning permission will be granted for tourism development for new overnight accommodation within the city centre boundary. Although the policy advises that short-term lets are considered under policy HOU13, nonetheless it demonstrates that there is a thrust for tourism development to be located within the city centre.</p>
6.3	<p><b>Access, movement and parking</b></p>
6.3.1	<p>Policy TRAN8 seeks to ensure that there is sufficient car parking and servicing arrangement for all developments. The development is car free with cycle parking available for short-term guests. There will be a drop off and loading bay within the site for limited use for delivery and loading/unloading. Short-term guests will therefore be encouraged to use more sustainable means of transport, such as cycling, walking or take advantage of regular local transport facilities. For short-term guests who do need parking, they will be directed to Lancaster Street car park and St Anne's Square multi-storey car park, both car parks are located within 2-5min walk from the application site.</p>
6.3.2	<p>Whilst the approved scheme is not subject to a Travel Plan, a Travel Plan was submitted for this application. The Travel Plan supports the proposal and outlines all travel options available to staff, guests and visitors to the proposed short-term let units i.e. multiple forms of public transport such as Metro, Glider, Goldline and Ulsterbus bus services alongside Translink Train services at Grand Central Station and York Street Station, as well as the pedestrian and cycle infrastructure in the surrounding area. It also addresses private car usage in that it will still be a mode of travel to some, with street pay and display parking and other longer duration car parks.</p>
6.3.3	<p>DFI were consulted and offered no objection to the development, following the submission of the Travel Plan.</p>

<p><b>6.4</b></p> <p>6.4.1</p> <p>6.4.2</p> <p><b>6.5</b></p> <p>6.6</p>	<p><b>Section 76 Planning Agreement</b></p> <p>Application LA04/2016/2385/F was subject to a Section 76 agreement which restricted the use to student accommodation and shall not be rented out or sub-let for any other purpose. As such a Section 77 is required to modify the original S76 to ensure that the student use is compliant with its legal obligations.</p> <p>A Section 77 to vary the Section 76 of the host approval has been agreed in principle with Legal Services and delegated authority is sought to resolve the finalisation of same.</p> <p><b>Conclusion</b></p> <p>The proposal is considered to be an appropriate form of development within the city centre, it will provide additional visitor accommodation within the city centre outside of term time, adding to the diversity of visitor accommodation on offer, during peak times. It will also assist with vacancy rates within the building. Approval is recommended.</p>
<p><b>7.0</b></p>	<p><b>Recommendation</b></p>
<p>7.1</p> <p>7.2</p>	<p>Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions, resolve the Section 77 variation to the host Section 76 planning agreement and deal with any other issues that arise, provided that they are not substantive.</p>
<p><b>DRAFT CONDITIONS:</b></p> <ol style="list-style-type: none"> <li>1. The development hereby permitted must be begun within five years from the date of this permission.  Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</li> <li>2. The short-term let use hereby permitted, shall only operate between 1st July and 31st August each year. Accordingly, the short term let use will cease on the 31st of August and not recommence until the 1st July the following year.  Reason: To ensure the premises are retained as permanent student accommodation during the academic year, 1st September to 30th June.</li> <li>3. The weather protected cycle parking installed under approval LA04/2016/2385/F shall be permanently retained.  Reason: To ensure acceptable cycle parking facilities on the site and to encourage alternative modes of transport to the private car.</li> <li>4. The development shall operate in accordance with the Travel Plan.  Reason: To encourage alternative modes of transport to the private car.</li> </ol>	

## Development Management Report

<b>Summary</b>	
<b>Committee Date:</b> 10 <sup>th</sup> March 2026	
<b>Application ID:</b> LA04/2025/0837/F	
<b>Proposal:</b> Demolition of Mount Masonic Hall, erection of 35 no. social housing units in 2 no. blocks with associated private, shared, communal, and public space, 29 no. private car parking spaces, vehicle and pedestrian access from Park Avenue, improvements to pedestrian steps linking Strandburn Drive to Sydenham Park, and demolition of 1 no. garage.	<b>Location:</b> Land of the former Mount Masonic Hall, 45 Park Avenue Belfast BT4 1SH
<b>Referral Route:</b> Scheme is for over 12 units and objections have been received which conflict with the officer recommendation to approve.	
<b>Recommendation:</b> Approval subject to conditions and Section 76 planning agreement.	
<b>Applicant Name and Address:</b> S. Johnston Newpark Homes (N.I.) Ltd 72-74 Omagh Road Dromore Omagh BT78 3AJ	<b>Agent Name and Address:</b> Jack Davidson Pragma Planning and Development Consultants Limited 7 Donegall Square W Belfast BT1 6JH
<b>Date Valid:</b> 13 <sup>th</sup> June 2025	
<b>Target Date:</b> 26 <sup>th</sup> September 2025	
<b>Contact Officer:</b> Lisa Walshe, Principal Planner (Development Management)	
<b>Executive Summary:</b>  The application proposes the construction of 35no. residential units, comprising a mix of 22no. 3p/2b apartments and 13no. 2p/1b apartments within two separate blocks. The proposal is for 100% social housing and intended to provide Category 1 (over 55s) accommodation.  The proposed development would comprise two detached blocks, Block A is 4 storeys and Block B is 3 storeys. The scheme includes 21 no. resident parking pays and 8 no. visitor parking bays amenity provision, landscaping, cycle parking and associated works.  The key issues for consideration of the application are set out below. <ul style="list-style-type: none"> <li>• Principle of housing in this location</li> <li>• Housing density</li> <li>• Affordable housing</li> </ul>	

- Housing mix
- Adaptable and accessible accommodation
- Design and Placemaking
- Impact on amenity
- Flood risk and drainage
- Waste-water infrastructure
- Climate change
- Access and transport
- Health impacts
- Environmental protection
- Natural heritage
- Trees and landscaping
- Waste management
- Section 76 planning agreement

In the Belfast Urban Area Plan 2001 (BUAP 2001), the site is un-zoned “white land”.

In the draft Belfast Metropolitan Area Plan 2015 (dBMAP) (versions 2004 and 2014), the site is also located within un-zoned “white land”.

The application has benefited from a detailed PAD under reference LA04/2023/3910/PAD.

The site is considered a suitable and sustainable location for housing; the proposal would make effective use of previously developed land for residential use in an accessible location.

The provision of 35 social housing units that respond to local housing need is welcomed by the Northern Ireland Housing Executive (NIHE).

The proposed access and parking arrangements are acceptable.

NI Water objects to the proposal on grounds of insufficient network capacity. A final NIEA: NED response is still outstanding, and further information is to be sought to address Belfast City Council Tree Department most recent comments. No objections have been received from other consultees, subject to conditions, informatives and Section 76 planning agreement.

Following advertisement in the local press as well as neighbour notification, 3 no letters of objection have been received from local residents raising issues which are detailed in the main report and 3 no representations with general queries have been received.

The Section 76 planning agreement required to secure the development as 100% social housing, travel plan and green travel measures has been agreed in principle.

The Committee undertook a pre-emptive site visit on 3<sup>rd</sup> March 2026.

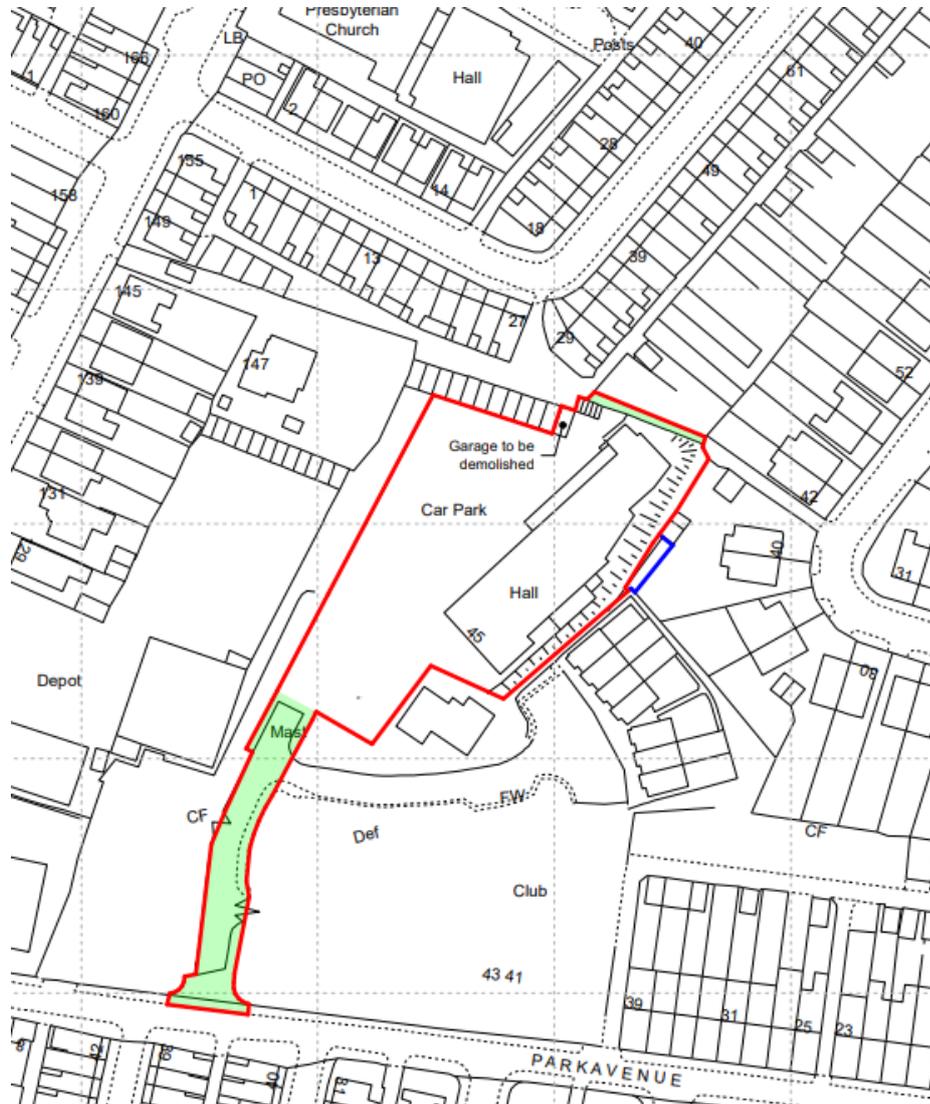
### **Recommendation**

Having regard to the Development Plan and all other material considerations, it is recommended that planning permission is granted subject to conditions and a Section 76 planning agreement.

Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement, and deal with any other matters that arise including resolving final responses from NIEA: NED and Trees provided that they are not substantive.

**DRAWINGS AND IMAGERY**

**Site Location Plan:**



**Proposed Site Plan:**



## Block A:



Block A West Elevation 1:100



Block A South Elevation 1:100



Block A East Elevation 1:100



Whole Site - 3D Image



**BUILDING FABRIC FINISHES:**  
 Walls - Red Brick, Render (White), Blue Brick slips  
 Pitched Roof / Cladding - Aluminium Standing Seam, Dark Grey  
 Windows - PVC, Dark grey  
 Doors - Dark grey frame, coloured leaf  
 Gutters/Roof's - PVC, Dark grey



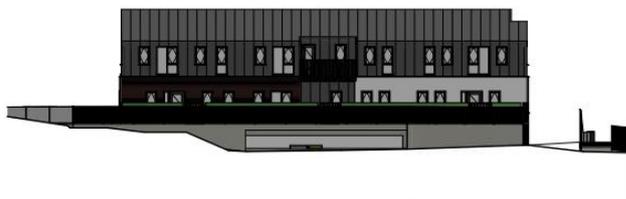
## Block B:



Block B West Elevation 1:100



Block B North Elevation 1:100



Block B East Elevation 1:100



Block B South Elevation 1:100



Whole Site - 3D Image

**BUILDING FABRIC FINISHES:**  
 Walls - Red Brick, Render (White), Blue Brick slips  
 Pitched Roof / Cladding - Aluminium Standing Seam, Dark Grey  
 Windows - PVC, Dark grey  
 Doors - Dark grey frame, coloured leaf  
 Gutters/Roof's - PVC, Dark grey



<p><b>1.0</b></p> <p>1.1</p> <p>1.2</p> <p>1.3</p> <p>1.4</p> <p>1.5</p>	<p><b>Characteristics of the Site and Area</b></p> <p>The site is located at 45 Park Avenue and was previously occupied by the Mount Masonic Hall and associated surface level car park which has been vacant for a number of years. The site is approximately 0.42ha in size and the topography falls steeply towards the southern part of the site, falling by 4m over a 10m distance measured from the paved boundary of the carpark to the site boundary and retained through the use of a structural retaining wall. The west side of the site falls 4m over a 15m distance measured from the western boundary of the site to the centre of a HGV retail business located off Connsbrook avenue. Park Avenue Heights is the section of road that provides access to the proposed site. The site is defined by a mix of fencing and mature trees.</p> <p>The surrounding area comprises terraced houses to the north on Strandburn Drive, to the east is housing and apartments at Park Avenue Heights approved under reference LA04/2015/0052/F, to the west is a commercial HGV business and the south is vacant land.</p> <p><b>Description of Proposed Development</b></p> <p>The application seeks full planning permission for the demolition of Mount Masonic Hall, erection of 35 no. social housing units in 2 no. blocks with associated private, shared, communal, and public space, 29 no. private car parking spaces, vehicle and pedestrian access from Park Avenue, improvements to pedestrian steps linking Strandburn Drive to Sydenham Park, and demolition of 1no. garage.</p> <p>The proposal is for 100% social housing.</p> <p>The Committee undertook a pre-emptive site visit on 3<sup>rd</sup> March 2026.</p>
<p><b>2.0</b></p> <p>2.1</p> <p>2.2</p>	<p><b>Relevant Planning History</b></p> <p><b>LA04/2015/0052/F</b> Lands to the north of 41-43 Park Avenue and to the South of 45 park avenue Belfast - Erection of 13no. social/affordable housing units (7no, 2 bed townhouses &amp; 6no. 2 bed apartments) with associated parking, landscaping and road works, with access from Park Avenue via adjacent approval Z/2010/1434/F including provision for revised access/parking to masonic hall. Approved 22 September 2016.</p> <p><b>LA04/2021/1749/F</b> Mount Masonic Hall, Park Avenue Heights, Belfast BT4 1PU - Demolition of existing hall buildings and ancillary facilities with the construction of 32no. social housing units in 5no. blocks (to include 2no. wheelchair accessible apartments, 8no. general needs apartments, and 22no. category 1 (elderly apartments) with associated car parking, site works and public (landscaped) open space. Application Withdrawn.</p>
<p><b>3.0</b></p> <p>3.1</p>	<p><b>PLANNING POLICY</b></p> <p><b>Development Plan – local development plan</b></p> <p><u>Belfast Local Development Plan, Plan Strategy 2035</u></p> <p><i>Strategic Policies:</i></p> <p>Policy SP1A: Managing growth and supporting infrastructure delivery</p>

	<p>Policy SP2: Sustainable development  Policy SP3: Improving health and wellbeing  Policy SP5: Positive placemaking  Policy SP6: Environmental resilience  Policy SP7: Connectivity  Policy SD2: Settlement Areas</p> <p><i>Operational Policies:</i></p> <p>Policy HOU1: Accommodating new homes  Policy HOU4: Density of residential development  Policy HOU5: Affordable housing  Policy HOU6: Housing Mix  Policy HOU7: Adaptable and accessible accommodation</p> <p>Policy DES1: Principles of urban design  Policy RD1: New residential developments  Policy TRAN1: Active travel – walking and cycling  Policy TRAN 2: Creating an accessible environment  Policy TRAN4: Travel plan  Policy TRAN6: Access to public roads  Policy TRAN8: Car parking and servicing arrangements</p> <p>Policy ENV1: Environmental quality  Policy ENV2: Mitigating environmental change  Policy ENV3: Adapting to environmental change  Policy ENV4: Flood Risk  Policy ENV5: Sustainable drainage systems (SuDS)</p> <p>Policy HC1: Promoting healthy communities  Policy OS3: Ancillary open space  Policy TRE1: Trees  Policy NH1: Protection of natural heritage resources</p> <p><u>Supplementary Planning Guidance</u></p> <p>Affordable Housing &amp; Housing Mix  Residential Design  Placemaking &amp; Urban Design  Sustainable Urban Drainage Systems  Transportation</p>
3.2	<p><b>Development Plan – zoning, designations and proposals maps</b>  Belfast Urban Area Plan (2001) BUAP  Draft Belfast Metropolitan Area Plan 2015 (v2004)  Draft Belfast Metropolitan Area Plan 2015 (v2014)</p>
3.3	<p><b>Regional Planning Policy</b>  Regional Development Strategy 2035 (RDS)  Strategic Planning Policy Statement for Northern Ireland (SPPS)</p>
3.4	<p><b>Other Material Considerations</b>  Developer Contribution Framework (2020)  Belfast Agenda (Community Plan)</p>

4.0	<b>CONSULTATIONS AND REPRESENTATIONS</b>
4.1	<p><b>Statutory Consultees</b></p> <p>DFI: Roads – No objection subject to conditions  NI Water – Water objects to the application on grounds of network drainage capacity concerns.  DfI: Rivers – No objection  DAERA: NED – Response outstanding  DAERA: Ground Regulation Unit – No objection subject to conditions  Northern Ireland Housing Executive – No objection</p>
4.2	<p><b>Non-Statutory Consultees</b></p> <p>Environmental Health – No objection subject to conditions.  BCC: Tree Officer – Amendments requested  BCC: Waste Management – No objection  BCC: Urban Design – Some concerns with proposal  Shared Environmental Services – No objection subject to conditions</p> <p><b>Representations</b></p>
4.3	<p>The application has been advertised in the newspaper and neighbours notified. 3 letters of objection have been received from local residents and 3 representations with queries. The following issues have been raised (summarised):</p> <ul style="list-style-type: none"> <li>a) Overbearing scale and loss of privacy</li> <li>b) Loss of daylight and overshadowing</li> <li>c) Inappropriate density and overdevelopment</li> <li>d) Noise, disruption and construction impact</li> <li>e) Lack of sufficient separation distances</li> <li>f) Height of fencing</li> <li>g) Parking pressure</li> <li>h) Trees</li> <li>i) Structural concerns</li> <li>j) Alleyway and access clarification</li> <li>k) Loss of existing views</li> </ul>
4.4	<p>Issues a) to i) will be considered within the main assessment below.</p>
4.5	<p>Regarding issue j) the alleyway and access, the agent provided a letter addressing this query and is available on the public planning portal. It discusses how the improvement works are confined solely to the staircase connecting Strandburn Drive to Sydenham Park. The improvement works to the pedestrian steps along the alleyway will be discussed within the ‘Trees and Landscaping’ section of the report.</p>
4.6	<p>Issue k) is not a material planning consideration in that there is no legal right to a view.</p>

5.0	<b>PLANNING ASSESSMENT</b>
5.1	<p><b>Main Issues</b></p> <p>The main issues relevant to consideration of the application are summarised below.</p> <ul style="list-style-type: none"> <li>• Principle of housing in this location</li> <li>• Housing density</li> <li>• Affordable housing</li> <li>• Housing mix</li> <li>• Adaptable and accessible accommodation</li> <li>• Design and Placemaking</li> <li>• Impact on amenity</li> <li>• Flood risk and drainage</li> <li>• Waste-water infrastructure</li> <li>• Climate change</li> <li>• Access and transport</li> <li>• Health impacts</li> <li>• Environmental protection</li> <li>• Natural heritage</li> <li>• Trees and landscaping</li> <li>• Waste management</li> <li>• Section 76 planning agreement</li> </ul>
5.2	<p><b>Development Plan Context</b></p> <p>Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.</p>
5.3	<p>Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.</p>
5.4	<p>The Belfast Local Development Plan (LDP) when fully completed will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted.</p>
5.5	<p><u>Operational Polices</u></p> <p>The Plan Strategy contains a range of operational policies relevant to consideration of the application.</p>
5.6	<p><u>Proposals Maps</u></p> <p>Until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft</p>

	<p>BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.</p>
5.7	<p>In the Belfast Urban Area Plan 2001 (BUAP); and both version of the draft Belfast Metropolitan Area Plan 2015 (v2004 and v2024), the site is within the development limits of the city and is un-zoned “white land.</p>
5.8	<p><b><u>Principle of housing in this location</u></b></p> <p>The site is located within the development limit in the various relevant Development Plans. The site is surrounded by residential properties and would therefore be in keeping with the immediate character of the area.</p>
5.9	<p>The site is a sustainable location for new housing. It is located close to Hollywood Road which is an arterial route and Connsbrook Avenue which both have main bus routes providing the site with ten highly accessible (within 400m) public transport connection routes. The Sydenham halt is a 15-minute walk away and the Glider service is available a 17-minute walk away to the Upper Newtownards Road.</p>
5.10	<p>In respect of the above, the site is considered a suitable and sustainable location within the development limits and suitable in principle for housing. Suitable infrastructure is in place and no additional measures would be required.</p> <p>The principle of residential development of the site is considered acceptable and in accordance with Policies HOU1 and HOU2 of the Plan Strategy, and SPPS.</p>
5.11	<p><b><u>Housing density</u></b></p> <p>Policy HOU4 seeks to promote appropriate housing densities to ensure effective use of land, a finite resource, in sustainable locations. The application site is located within an inner-city Belfast band, with Policy HOU4 recommending an average density of 75-150 dph.</p>
5.12	<p>With a site area of approximately 0.42 hectares, the proposed density equates to 83.3 dwellings per hectare (dph) and falls within the recommended density band. The proposal is therefore compliant with Policy HOU4.</p>
5.13	<p><b><u>Affordable housing</u></b></p> <p>Policy HOU5 of the Plan Strategy requires housing schemes of 5 units or more, or sites of 0.1 hectares or greater, to deliver a minimum 20% affordable housing. The proposed scheme is for 100% social housing in the form of CAT 1 over 55s apartments with Alpha Housing acting as the partner Housing Association. NIHE has confirmed it is supportive of the mono tenure scheme in line with Policy HOU5, SPG and the SPPS. They state that ‘This proposed development is located within Middle East Housing Need Area which has an unmet need of 558 housing units for the 2024-29 period. At March 2025 there were 762 first preference applicants in Housing Stress’.</p>
5.14	<p>NIHE advises that the surrounding area is predominately owner occupied and market housing and there is a lack of existing social housing in the vicinity, which means the ability to address social housing is limited. Due to high need and a lack of available housing sites in this location we believe that this site could provide 100% social housing</p>

	units. This would help to address the current imbalance of housing tenures in the locality and would increase the ability to address the housing needs of all.
5.15	The provision of social housing will be secured by way of a Section 76 Planning Agreement however the subcategory of the housing is not secured, simply the delivery of social housing
5.16	The proposal accords with Policy HOU5.
5.17	<p><b><u>Housing mix</u></b></p> <p>Policy HOU6 requires that provision should be made for small homes across all tenures to meet future household requirements and that the exact mix of house types and sizes will be negotiated on a case-by-case basis. The requirement for a mix of house types will not apply to single apartment developments such as this proposal, and in such cases, the housing mix will be considered acceptable through greater variety in the size of units.</p>
5.18	The scheme proposes a range of apartments consisting of 20no. 3p/2b, 2no. 3p/2b WC, 11no. 2p/1b and 2no. 2p/1b WC. The proposed mix is considered to provide a satisfactory range of size and type and is targeted to meet social housing need, particularly for CAT 1 over 55s. The proposed housing mix is considered acceptable having regard to Policy HOU6.
5.19	<p><b><u>Adaptable &amp; accessible accommodation</u></b></p> <p>Policy HOU7 requires that all new homes should be designed in a flexible way to ensure that housing is adaptable throughout all stages of life. Policy HOU7 sets six criteria (a.) to (f.) to be met in order to help deliver adaptable and accessible homes. The policy also requires that at least 10% of units in residential developments of 10 units or more to be wheelchair accessible and provides an additional nine criteria (g.) to (o.) which these units must meet. With the scheme proposing 35no. units, 10% would equate to 4 accessible units (rounded up), which the proposal provides.</p>
5.20	‘Lifetime homes’ standards are a nationally recognised set of criteria to make new dwellings adaptable enough to accommodate a household’s changing lifetime needs and enable them to be lived in and visited by a wide range of people. All units have been designed with flexibility in mind for various stages of life. Criteria (a) to (f) of Policy HOU7 has been met in that all parking spaces are on a firm hardstanding surface which is either level or gently sloping. All main entrances feature a recessed entrance and the communal entrance features a projected canopy for those waiting to enter the building. Each apartment is fully contained at the same entrance level with open plan kitchen / dining across a single storey. There is outlook from the main living spaces and an accessible bathroom is proposed on the same floor as the principle bedroom for each unit. Each wheelchair accessible unit is then designed to comply with criteria (g) to (o) of Policy HOU7 also.
5.21	<p><b><u>Design &amp; placemaking</u></b></p> <p>The proposal has been assessed against Policies SP5, DES1, and RD1 of the Plan Strategy, the SPPS and Creating Places. Policies SP5 and DES1 promote good placemaking, high quality design and the importance of proposals responding positively to local context addressing matters such as scale height, massing, proportions, rhythm, and materials avoiding any negative impact at street level. Policy DES1 states that planning permission will be granted for new development that is of a high quality,</p>

	sustainable design that makes a positive contribution to placemaking and goes onto list 11 criteria, (a.) to (k.).
5.22	As proposed, the scheme consists of two individual blocks, Block A which is to the front of the site comprises 23 apartments in an L-shaped layout and is 4 storeys measuring approximately 13m in height. Block B is located to the rear of the site and comprises 12 apartments over a 3-storey block measuring approximately 10m in height. There is a significant change in levels across the site as shown on the sections provided.
5.23	Two retaining structures will be developed as a result, one retaining wall will be located at the north side of the site where the proposed green open space falls onto Strandburn Drive. The second retaining wall will be located on the east side of the site, alongside block A, which will replace the existing retaining wall already in place. A condition requiring details of all hard landscaping will be included to ensure an appropriate level of detail of the retaining structures.
5.24	Topographical changes across the site enable three and four storey development to be introduced without causing harm to adjoining properties. As shown on the sections, Block A shall only be slightly higher than the existing two-storey development at Park Avenue Heights and Block B sits substantially below nos.38 and 40 Sydenham Park by approximately 24m. The majority of the proposed parking is to the west side of the site which is covered by approximately 1230sqm of hard surfaced car parking and the remaining to the east of the site with undercroft parking to the rear of Block B. Plans show soft landscaping and open space throughout the site. Park Avenue Heights is the section of road that provides access to the site with a new private vehicular and pedestrian access created. A condition requiring SUDS will be included.
5.25	The orientation of fenestration and separation distances are acceptable and this is explored in more detail when assessing the impact on neighbouring amenity.
5.26	The proposed external materials include red brick and white render walls, aluminium dark grey cladding on the roof and dark grey windows, doors and rainwater goods which are acceptable for the site and surrounding area.
5.27	BCC Urban Design Officer was heavily involved with the PAD application and as a result, many of the initial design and layout concerns were resolved. The response to the current scheme raises no concerns in relation to Block B however does raise concerns with dominance and outlook over Block A. They state that <i>'It is appreciated that the windows on the side elevation of Block A serve internal corridors and overlooking may not be a major concern. Nevertheless, the overall visual relationship presents a poor outlook for existing residents and risks creating a sense of over-dominance'</i> . It is acknowledged that in the previous layout there was potential for limited overlooking between upper floors, specifically from the kitchen/dining areas of the existing apartments towards the principal bedroom of Apartment 01 within the proposed Block A. However, it should be noted that this overlooking relationship originated from the existing apartments at Park Avenue Heights rather than the proposed development. The existing apartments have been constructed less than one metre from their boundary. Nonetheless amendments were sought and an amended layout has been submitted which relocates the primary bedroom windows from the eastern elevation (facing the existing apartments) to the southern elevation. This amendment effectively removes any potential for direct overlooking between the two blocks. In terms of dominance, as stated above, Block A sits below the adjacent apartment scheme due to the topography of the site and whilst it is acknowledged it is quite a large block, the site is of a sufficient size to accommodate this scale within a built-up urban context and is considered on balance acceptable.

5.28	Overall, it is considered that on balance, the scale, massing and design of the building are appropriate to the site and surrounding buildings and the proposal accords with RD1 and DES1 of the Plan Strategy.
5.29	<p><b><u>Impact on amenity</u></b></p> <p><i>Open space and amenity space:</i></p> <p>Policy OS3 requires that all new development proposals make appropriate provision for open space, including hard and soft landscaped areas and outdoor amenity areas, to serve the needs of the development. The precise amount, location, type and design of such provision will be negotiated with applicants taking account of the specific characteristics of the development, the site and its context and having regard to a) the normal expectation will be at least 10% of the total site area; and b) complementary and ancillary equipment and facilities, including for active or passive enjoyment of residents or occupiers, should be incorporated into the design of the development.</p>
5.30	<p>The site measures approximately 0.42ha, meaning 420sqm is required. The proposal provides 345sqm of open space falling short of the requirement. However, para 10.1.18 of the Plan Strategy states that '<i>in cases where private communal gardens are proposed as an integral part of the development, separate provision of public open space may not be required</i>'. In this proposal, additional private amenity areas including a 250sqm courtyard and 105sqm terrace is included which allows for the slight shortfall of 10% open space. It is also acknowledged that the site is located within a tight urban grain and is in close proximity to Victoria Park Belfast. BCC Landscape team were consulted and are content with the overall provision. <i>Creating Places</i>, published in 2000, recommends that private communal open space should range from 10 sqm to around 30 sqm. There are also balconies and private gardens for some apartments included within the proposal. It is therefore considered that on balance, the requirement of Policy OS3 are met.</p>
5.31	<p><i>Impact on neighbouring amenity:</i></p> <p>The Council's SPG 'Residential Design' states that suitable separation is required between properties to ensure all residents benefit from adequate daylight and sunlight, and to achieve sufficient outlook and privacy.</p>
5.32	<p>It is noted a number of concerns have been received regarding neighbouring amenity. The separation distance between existing Park Avenue Heights apartment block and the rear of the proposed Block A is between 18.8 and 20.4 metres however the building does not interfere with the 45-degree angles from inhabited rear room windows on the existing building. While the proposal is located immediately adjacent to the side of the existing apartment block, with the buildings approximately 5.3m apart at their closest point, the windows on the first to third floor will be from internal corridors which are not considered habitable. At ground floor a single instance of reciprocal overlooking remains between the secondary bedroom window on the upper floor of the existing apartment building and the secondary bedroom of Apartment 02 within the proposed scheme at ground floor level; however, this is considered acceptable within the context of a compact inner-city brownfield site, where a degree of close relationship between buildings is both expected and typical. Timber fencing will also help screen any potential overlooking at ground floor level.</p>
5.33	<p>Block B sits substantially below Sydenham Park by approximately 24m and will be separated by a planted embankment, the level changes also mean there will be no direct overlooking to the rear of those dwellings. Between Block A and Block B there is</p>

	a separation distance of approximately 10.2m which is considered acceptable within the development. It is considered that on balance, there will not be any unacceptable overlooking to existing neighbouring amenity or between both the new apartment blocks.
5.34	In support of the planning application, a comprehensive Sunlight and Shadow Study was submitted to the Council. This assessment specifically considered potential effects on neighbouring properties, including the three-storey apartment block at Park Avenue Heights. The study confirms that the proposed Block A will not result in any additional overshadowing or reduction in daylight beyond what already occurs under existing conditions. The study concludes that the majority of additional shadowing resulting from the proposed development will fall within the development site itself and the adjacent industrial yard to the west. Importantly, the proposal will cast minimal additional shadows over nearby residential properties that would negatively affect their amenity.
5.35	The floorspaces of each of the apartments meet the minimum space standards set out the Belfast Local Development Plan 2035.
5.36	The proposal would not cause an unacceptable degree of overshadowing to neighbouring dwellings, unacceptable loss of outlook, overbearing or other harmful impacts on amenity.
5.37	In these regards, the proposal is considered to satisfy Policies DES1 and RD1, and relevant provisions of the SPPS.
5.38	<b><u>Flood risk and drainage</u></b>  The location is not within an area subject to flood risk and is not at risk of flooding under Climate Change as assessed using Flood Maps NI
5.39	DfI Rivers has reviewed the Drainage Assessment, and states that they require confirmation of consent to discharge storm water to an approved discharge location. This will be conditioned.
5.40	As such, the proposal complies with Policy ENV4 and relevant provisions of the SPPS.
5.41	<b><u>Waste-water infrastructure</u></b>  Policy SP1A requires that necessary infrastructure is in place to support new development. NI Water objects to the application on grounds of network drainage capacity concerns. It advises that the downstream catchment is constrained by overloaded sewage infrastructure including one or more downstream “Unsatisfactory Intermittent Discharges “(UID's) which are causing a negative impact on the environment. These are located at (1) Sydenham Park Avenue TPS. (1) Discharge to Belfast Harbour. This part of Belfast catchment is constrained by lengths of downstream sewer operating above capacity. NI Water suggested the applicant should liaise directly with them on this issue.
5.42	Importantly, officers advise that allowance must be made for existing significant committed development across the city including extant planning permissions. It is highly unlikely that all such development, which includes unimplemented permissions for over 20,000 houses and significant levels of commercial floor space across the city, will come forward at once, if at all. In practical terms it would be unreasonable for the Council to withhold planning permission given the fall-back of the need to connect those developments to existing waste water infrastructure.

5.43	Having regard to the above, it is considered unreasonable to refuse planning permission on grounds of insufficient network drainage capacity and condition is recommended.
5.44	Shared Environmental Services were consulted in order to ensure the proposal would not impact negatively on protected sites. They prepared a Habitats Regulation Assessment (HRA). Belfast City Council in its role as the competent Authority under the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended), and in accordance with its duty under Regulation 43, has adopted the HRA report, and conclusions therein, prepared by Shared Environmental Service, dated 17/07/2025. This found that the project would not have an adverse effect on the integrity of any European site.
5.45	<p><b><u>Climate change</u></b></p> <p>Policy ENV2 states that planning permission will be granted for development that incorporates measures to mitigate environmental change and reduce greenhouse gases by promoting sustainable patterns of development. Policy ENV3 states that planning permission will be granted for development that incorporates measures to adapt to environmental change.</p>
5.46	The location is not within an area subject to flood risk and is not at risk of flooding under Climate Change as assessed using Flood Maps NI. Since a large area of the site was used as a car park, the proposal increases active amenity space as well as grassed areas reducing the amount of hard landscaped that there was previously, therefore reducing the amount of the surface water run-off.
5.47	Existing Trees within the site will be removed and replaced where adequate, as well as the addition of planting to areas that will increase the physical & non-physical qualities of amenity spaces i.e. sight, sound, atmosphere etc, as well as increasing biodiversity in the area. The new apartments will have high energy performance standards in compliance with the latest building regulations.
5.48	The existing Mount Masonic Hall has already been demolished. The building is not protected therefore demolition of it does not require permission. The Climate Change statement states that the retention and adaptation of the existing hall would involve more carbon expenditure than it would to construct new accommodation for the area. In line with Policy ENV2, the existing masonry materials from the demolished building will be reused as backfill behind new retaining walls and as hardcore to make up levels under the new roads and floor slabs. Additionally, the natural slate roof and decorative terracotta ridge tiles will be carefully removed prior to demolition, stored, and reused as architectural salvage to repair other buildings. As a result, the proposal is considered to be policy compliant in respect to policy ENV2.
5.49	The proposal is considered to accord with Policies ENV2 and ENV3.
5.50	<p><i>SuDS:</i></p> <p>Policy ENV5 states that all built development shall include, where appropriate, SuDs measures to manage surface water effectively on site, to reduce surface water run-off and to ensure flooding is not increased elsewhere. The application proposes suitable landscaped and open space and the soft and hard landscaping including SuDS will be conditioned. The proposals are considered to satisfy Policies ENV5.</p>

5.51	<p><b><u>Access and transport</u></b></p> <p><i>Accessibility and parking:</i></p> <p>The site benefits from a highly accessible location by public transport and is close to a range of amenities given its location along the Holywood Road, a key arterial route. Secure cycle parking is provided in 2 no. storage areas. The site is accessible and provides good opportunities for active travel, including walking and cycling, through excellent linkages with the City Centre and its shops, services and amenities. Policy TRAN 8 states that development proposals will be required to provide adequate provision for car parking and appropriate servicing arrangements. The proposal contains 29 parking spaces including 4 disabled spaces, and the application is supported by a parking survey which demonstrates sufficient on street parking within the vicinity to accommodate the requirements of the development during its peak periods of parking demand.</p>
5.52	<p>Parking and traffic are concerns raised by an objector. DfI Roads Service are the authoritative body to advise on road safety and traffic and they responded to consultation with no objection subject to conditions should approval be granted.</p>
5.53	<p>The access to public roads would not prejudice road safety or significantly inconvenience the flow of road users in accordance with Policy TRAN 6.</p>
5.54	<p>A Travel Plan and Parking Survey has been submitted and found to be acceptable by DfI Roads; it will further promote alternatives to the private car (car club, travel cards and Belfast Bikes to be secured by Section 76 Planning Agreement).</p>
5.55	<p>The scale of development and transport implications of the proposal were assessed by DFI Roads and considered to be acceptable. The proposal is considered acceptable having regard to Policies TRAN1, TRAN2, TRAN6, and TRAN 8, and relevant provisions of the SPPS.</p>
5.56	<p><b><u>Health impacts</u></b></p> <p>Policy SP3 requires new development to maximise opportunities to improve health and wellbeing. Policy HC1 seeks to ensure that all new development maximise opportunities to promote healthy and active lifestyles. New developments should be designed, constructed and managed in ways that improve health and promote healthy lifestyles. This will include supporting active travel options, improving accessibility to local service centres, reducing the use of private car travel, adequate provision of public open space, leisure and recreation facilities, high quality design and promoting balanced communities and sustainable neighbourhoods.</p>
5.57	<p>The site is a sustainable location with good access to public transport. The proposed buildings are considered to be of a high-quality design with good quality hard and soft landscaping. This will provide a pleasant and attractive environment for prospective occupants of the building and people in housing need. The proposal would promote green travel. It is considered compliant with Policy HC1 and SP3.</p>
5.58	<p><b><u>Environmental protection</u></b></p> <p>Policy ENV1 states that planning permission will be granted for development that will maintain and, where possible, enhance environmental quality, and protects communities from materially harmful development. The proposed development has</p>

5.59	<p>been assessed by Environmental Health in terms of contaminated land, construction, and noise.</p> <p><i>Contaminated land</i></p>
5.60	<p>BCC EHO has reviewed the submitted contamination reports and has determined that there are no potential contaminant linkages. They offer no objection and recommend a condition.</p>
5.61	<p>NIEA Regulation Unit have reviewed the GQRA which states that no unacceptable risks to environmental receptors have been identified for the development. Regulation Unit Land and Groundwater Team have no objections subject to conditions.</p>
5.62	<p><i>Construction</i></p> <p>BCC EHO states that they note the objections which include concerns regarding impact from the construction of the proposed development including noise, dust and vibration concerns. They advise that Belfast City Council have powers under the Clean Neighbourhoods and Environment Act (NI) 2011 or the Pollution Control and Local Government (NI) Order 1978 to investigate problematic impact from construction and in their initial response the applicant was directed to the BCC Construction Advice Note for guidance.</p>
5.63	<p><i>Noise</i></p> <p>A Noise Impact Assessment was submitted and BCC EHO have no concerns regarding the impact of noise, subject to the inclusion of a condition stating that alternative means of acoustically attenuated ventilation shall be installed within habitable rooms of the development and retained at all times.</p>
5.64	<p>Having regard to the advice from Environmental Health, the proposal is considered to accord with Policy ENV1, and relevant provisions of the SPPS.</p>
5.65	<p><b><u>Natural heritage</u></b></p> <p>A Bat Survey and Biodiversity Checklist were submitted as part of the application. NIEA NED response is still outstanding and delegated authority is sought to deal with this.</p>
5.66	<p>Shared Environmental Services were consulted in order to ensure the proposal would not impact negatively on protected sites. They prepared a Habitats Regulation Assessment (HRA). Belfast City Council in its role as the competent Authority under the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended), and in accordance with its duty under Regulation 43, has adopted the HRA report, and conclusions therein, prepared by Shared Environmental Service, dated 17/07/2025. This found that the project would not have an adverse effect on the integrity of any European site.</p>
5.67	<p><b><u>Trees and landscaping</u></b></p> <p>Hard and soft landscaping is proposed to enhance the overall quality and character of the space around the buildings and boundaries of the site. A proposed fencing and boundaries plan has been submitted which shows the fencing type and height around the site. One representation was received stating why the timber fencing is only 1.8m rather than 2m or higher for privacy purposes. 1.8m fencing is a standard, typical height for privacy fencing and is considered adequate for the western boundary of the site.</p>

5.68	Structural planting is proposed throughout the site and towards the boundaries to integrate the development into its context.
5.69	A landscape management and maintenance plan has also been submitted which sets out the landscape approach to show how proposed landscaping features will be monitored to promote landscaping within the site which offers amenity value and promote opportunities for local biodiversity and wildlife to thrive within the site.
5.70	To the north of the site is a public right of way connecting Strandburn Drive and Sydenham Park. The pedestrian steps are significantly dilapidated and are proposed to be refurbished as part of this application along with new galvanised steel handrails. A public steps method statement has been submitted which discuss the improvement works. There is no direct pedestrian link between the alleyway and the proposed development, all resident and visitor access to the development will be via Park Avenue exclusively. The improvement works to the steps are intended solely to benefit existing users of this route and will not generate any additional footfall associated with the proposed development.
5.71	An objection which has since been formally withdrawn, raised concerns relating to the loss of trees on the eastern boundary of the site. Three trees which were to be removed are now being retained. Existing trees on the northern boundary are required to be removed to enable the improvement works to the pedestrian steps.
5.72	The Council's Tree Officer was consulted and provided feedback throughout the assessment. They state that the eastern boundary should be replenished with additional proposed tree cover of suitable species, at present there are 8 x proposed trees to be planted of various species, this should be increased to help promote aspects of future screen and privacy concerns whilst also helping contribute to future visual amenity offering as the trees establish over time. They also state that additional planting should also be proposed to the northern boundary.
5.73	The agent has indicated willingness to address the comments positively and so delegated authority is requested for this matter to be dealt with following Committee so that the proposal can fully comply with Policy TR1 of the Plan Strategy.
5.74	<p><b><u>Waste management</u></b></p> <p>In accordance with Policy RD1, new residential development should be provided with adequate space for daily segregation of recyclable materials and waste before it is moved to the communal waste storage area. The application is supported by a Waste Management Plan (WMP) which outlines the operational waste management measures, and the council has consulted with BCC's City &amp; Neighbour Services Department, which has confirmed that they offer no objection.</p>
5.75	On balance therefore, it is considered that as proposed, the waste management plan and arrangements are acceptable, and in accordance with Policy RD1.
5.76	<p><b><u>Section 76 Planning Agreement</u></b></p> <p>If the application is approved, it should be subject to a Section 76 planning agreement to secure the following planning obligations. These are considered necessary to make the proposed development acceptable.</p> <ul style="list-style-type: none"> <li>• <b>Social rented housing</b> – all 100% of the residential units constructed at the property shall be occupied as Social Housing Units;</li> </ul>

5.78	<ul style="list-style-type: none"> <li>• <b>Green travel measure</b> – secure implementation of Travel Plan and green travel measures (car club, travel cards and Belfast Bikes).</li> <li>• <b>Open Space Management Plan</b> – The housing association will appoint a management company for the management and maintenance of the open space and any unadopted roads or streets.</li> </ul> <p>The Section 76 planning agreement has been agreed in principle.</p>
6.0	<p><b>Recommendation</b></p>
6.1	<p>Having regard to the Development Plan and material considerations, it is recommended that planning permission is granted subject to conditions and a Section 76 planning agreement.</p>
6.2	<p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and Section 76 planning agreement, and deal with any other matters that arise including resolving final responses from NIEA:NED and Trees provided that they are not substantive.</p>
7.0	<p><b>DRAFT CONDITIONS</b></p> <p><b>Time:</b></p> <ol style="list-style-type: none"> <li>1. The development hereby permitted must be begun within five years from the date of this permission.</li> </ol> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p><b>External materials:</b></p> <ol style="list-style-type: none"> <li>2. No external materials shall be constructed or applied unless in accordance with a written specification and a physical sample panel, details of which shall have first been submitted to and approved in writing by the Council. The sample panel shall be provided on site and made available for inspection by the Council for the duration of the construction works. The sample panel shall show the make, type, size, colour, bond, pointing, coursing, jointing, profile and texture of the external facing materials. The bricks shall be constructed from clay.</li> </ol> <p>Reason: In the interests of the character and appearance of the area.</p> <p><b>Climate change:</b></p> <ol style="list-style-type: none"> <li>3. The development hereby approved shall not be occupied unless the climate change measures described in the application have been implemented. The climate change measures shall be retained in accordance with the approved details at all times.</li> </ol> <p>Reason: To mitigate and/or adapt to climate change.</p>

**Waste management:**

4. The development shall not be occupied until the refuse and recycling storage area have been provided in accordance with the approved plans and shall be retained as such at all times.

Reason: To ensure adequate provision of refuse and recycling storage in the interests of the amenities of the area.

**Trees, landscaping and SuDS:**

5. Notwithstanding the submitted details, no development shall commence on site (other than site clearance, site preparation, demolition and the formation of foundations and trenches) unless details of a surface water drainage scheme, which shall incorporate Sustainable Urban Drainage System (SUDS) principles, has been submitted to and approved in writing by the Council. The scheme shall include a programme for implementation of the works and proposals for future maintenance and management. The development shall not be carried out unless in accordance with the approved SUDS scheme, which shall be retained as such thereafter.

Reason: To ensure sustainable drainage of the development, having regard to Policy ENV4 of the Belfast LDP Plan Strategy 2035. Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.

6. No development (other than site clearance, site preparation, demolition and the formation of foundations and trenches) shall commence on site unless a hard landscape scheme has been submitted to and approved in writing by the Council. The scheme shall include details of existing and proposed walls, fences and other boundary treatment, ground levels and hard surface treatment of open parts of the site which shall be permeable or drained to a permeable area; and a programme of implementation.

All hard landscaping works shall be carried out and retained in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development unless otherwise agreed in writing by the Council.

Reason: In the interests of the character and appearance of the area, and to promote sustainable drainage. Approval is required upfront because the hard landscaping is critical to the acceptability of the proposal.

7. All soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development unless otherwise agreed in writing by the Council. Any existing or proposed trees or plants indicated on the approved plans which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council.

Reason: In the interests of the character and appearance of the area.

8. All trees and planting within the site shall be retained unless shown on the approved drawings as being removed. Any retained trees or planting indicated

on the approved drawings which become seriously damaged, diseased, or dying, shall be replaced during the next planting season (October to March inclusive) with other trees or plants of a location, species and size to be first approved in writing by the Council.

Reason: In the interests of visual amenity.

9. Prior to any work commencing, protective barriers (fencing) and ground protection shall be erected and installed as specified in British Standard 5837: 2012 (section 6.2) on any trees / hedging to be retained within the site and must be in place before any materials or machinery are brought onto site for demolition, development, or soil stripping. The protective fencing must remain in place until all work is completed, and all associated materials and equipment are removed from site.

Reason: To ensure the protection of, and to ensure the continuity of amenity afforded by any existing trees to be retained within the site and on adjacent lands.

10. No storage of materials, parking of vehicles or plant, temporary buildings, sheds, offices or fires within the Root Protection Area of trees within the site and adjacent lands during the construction period.

Reason: To safeguard trees of amenity and biodiversity value.

**Noise:**

11. Prior to occupation of the development, the alternative means of acoustically attenuated ventilation (in addition to that provided by open windows) specified within the RPS clarification letter titled 'Park Avenue Noise Impact Assessment', reference: 794-NI-HCT-00942, dated: 20th January 2026 shall be installed within habitable rooms of the development and retained at all times.

Reason: To safeguard the amenity of occupants of the buildings hereby approved.

**Contamination**

12. If during the carrying out of the development, new contamination is encountered that has not previously been identified, all related development works shall cease, and the Council shall be notified immediately in writing. No further related development works shall proceed until this new contamination has been fully investigated in accordance with current Environment Agency and CIRIA guidance and British Standards. In the event of unacceptable human health risks being identified, a Remediation Strategy shall be submitted to and agreed in writing by the Council. The Remediation Strategy shall be implemented and subsequently a Verification Report shall be submitted to and agreed in writing by the Council prior to the development being occupied or operated. The Verification Report shall be completed by competent persons and demonstrate the successful completion of the remediation works and that the site is now fit for end-use. The Verification Report shall be in accordance with current Environment Agency and CIRIA guidance and British standards.

Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.

**Transport:**

13. The vehicular access shall be provided in accordance with Drawing No.14A uploaded to the Planning Portal 3<sup>rd</sup> February 2026, prior to the occupation of any other works or other development hereby permitted.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

14. The vehicular access hereby permitted shall be formed by lowered kerbs at the carriageway edge and associated re-grading of the footway to the satisfaction of the Department for Infrastructure.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

15. The access gradient shall not exceed 4% (1 in 25) over the first 10m outside the road boundary. Where the vehicular access crosses a footway or verge, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

16. The development hereby permitted shall not be occupied until hard surfaced areas have been constructed and permanently marked in accordance with Drawing No.14A uploaded to the Planning Portal 3<sup>rd</sup> February 2026 to provide for parking within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles in connection with the approved development.

Reason: To ensure adequate provision has been made for parking within the site.

17. The development hereby permitted shall not be occupied until sheltered cycle parking facilities have been provided in accordance with Drawing No.14A uploaded to the Planning Portal 3<sup>rd</sup> February 2026.

Reason: To promote the use of alternative modes of transport in accordance with sustainable transportation principles.

**Drainage:**

18. Notwithstanding the submitted details, no development shall commence on site (other than site clearance, site preparation, demolition and the formation of foundations and trenches) unless details of foul and surface water drainage, including a programme for implementation of these works, have been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with the approved details, which shall be retained as such thereafter.

	<p>Reason: To ensure appropriate foul and surface water drainage of the site, in the interests of safeguarding the environment integrity of Belfast Lough. Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.</p>
--	--

This page is intentionally left blank

## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date:</b> 10 <sup>th</sup> March 2026	
<b>Application Ref:</b> LA04/2025/0594/F	
<b>Proposal:</b> Change of use from 4 bedroom residential property (C1) with to 5 bed HMO with occupancy of 5 (Sui Generis)	<b>Location:</b> 163 Ballygomartin Road, Belfast, BT13 3NA
<b>Referral Route:</b> Section 3.8.1 of the scheme of Delegation - request for the application to be reported to the Planning Committee by an Elected Member (Cllr. Verner)	
<b>Recommendation: Approval subject to conditions.</b>	
<b>Applicant Name and Address:</b> Marius Blake c/o 40 Mount Merrion Park Belfast BT6 0GB	<b>Agent Name and Address:</b> Paul Jenkins Techniplan Design 40 Mount Merrion Park Belfast Bt6 0gb
<b>Date Valid:</b> 30 <sup>th</sup> April 2025	
<b>Target Date:</b> 13 <sup>th</sup> August 2025	
<b>Contact Officer:</b> Lisa Walshe, Principal Planning Officer (Development Management)	
<p><b>Executive Summary:</b></p> <p>This application seeks full planning permission for the change of use from an existing 4 bedroom dwelling to a 5-bed house in multiple occupation (HMO).</p> <p>The key issues for consideration of the application are set out below:</p> <ul style="list-style-type: none"> <li>• The principle of an HMO at this location</li> <li>• Impact on the character and appearance of the surrounding area.</li> <li>• Impact on residential amenity</li> <li>• Traffic, Parking and Access</li> <li>• Waste and refuse collection</li> </ul> <p>41 objections have been received raised the following issues which are addressed in the main report.</p> <ul style="list-style-type: none"> <li>• Concerns regarding parking</li> <li>• Erosion of community/ Loss of the Character Area.</li> <li>• Over occupancy/ Area is over subscribed</li> <li>• Noise, Anti-social behaviour and Security Concerns</li> <li>• Loss of family homes</li> <li>• Increase in demand for water/sewage and waste services</li> <li>• High tenant turnover</li> </ul>	

- Impact on quality of life
- Conflicts with HMO Subject Plan
- Bin provision
- Health services facing higher demand
- Decrease in property value
- Potential licensing issues
- Question raised on compliance with HMO Act (NI) 2016, checks being carried out, antisocial behaviour, management arrangements, code of practices and effective management procedures.
- Infringement of the neighbour's privacy.

The application has been called in for the following reasons:

1. Vehicle access for bin collections.
2. Parking obstructions and residents dumping in entries.
3. Over-crowding of properties
4. Risk of anti-social behaviour/nuisance.

The scheme is compliant with Policy HOU10 in that the 10% threshold for HMOs on Ballygomartin Road has not yet been reached. Officers consider that the proposal will not be harmful in terms of traffic, parking, impact on residential amenity or the amenity of the surrounding area. DFI Roads has no objections to the proposal.

### **Recommendation**

Having regard to the development plan and other material considerations, the proposal is considered acceptable.

It is recommended that planning permission is granted subject to conditions. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions and deal with any other issues that arise, provided that they are not substantive.

# Case Officer Report

1.0

Drawings

1.1

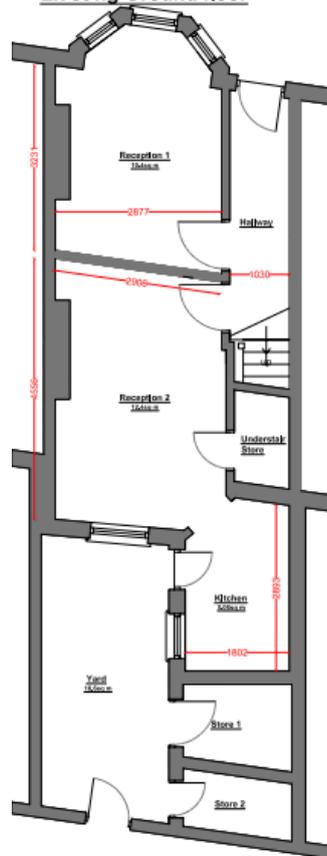
Site location Plan

**Site Location Map - Scale 1:1250**

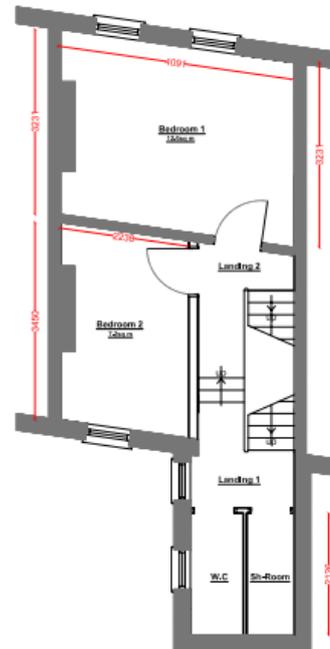


## Existing Floorplans

**Existing Ground floor**



**Existing First floor**

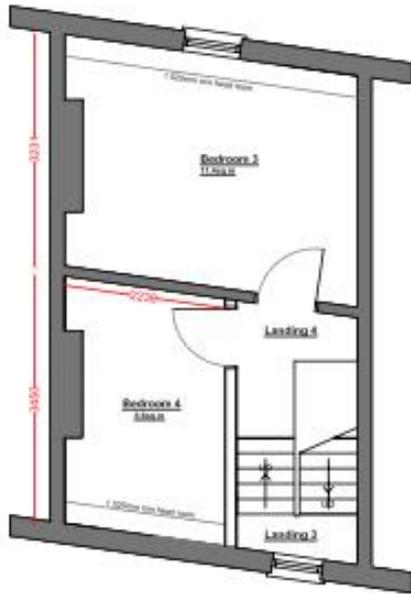


**Site Location Map - Scale 1:1250**

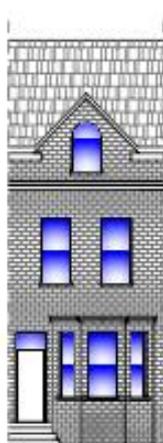
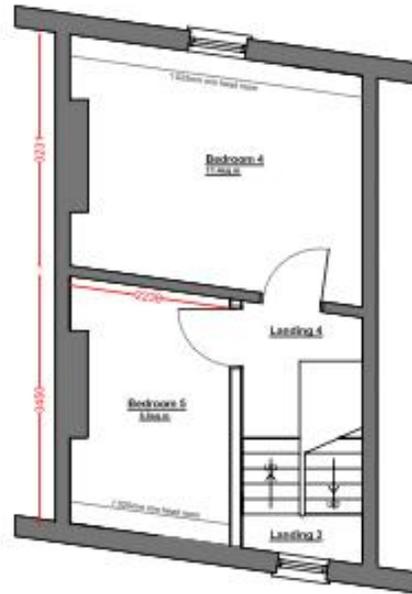


## Existing & Proposed Second Floor Plan & Elevations

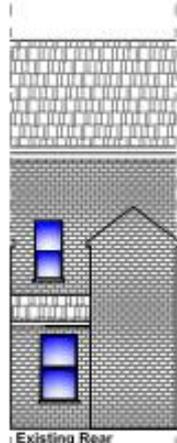
**Existing Second floor**



**Proposed Second floor**



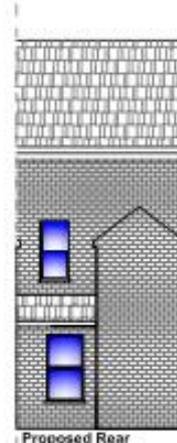
**Existing Front Elevation**



**Existing Rear Elevation**



**Proposed Front Elevation**

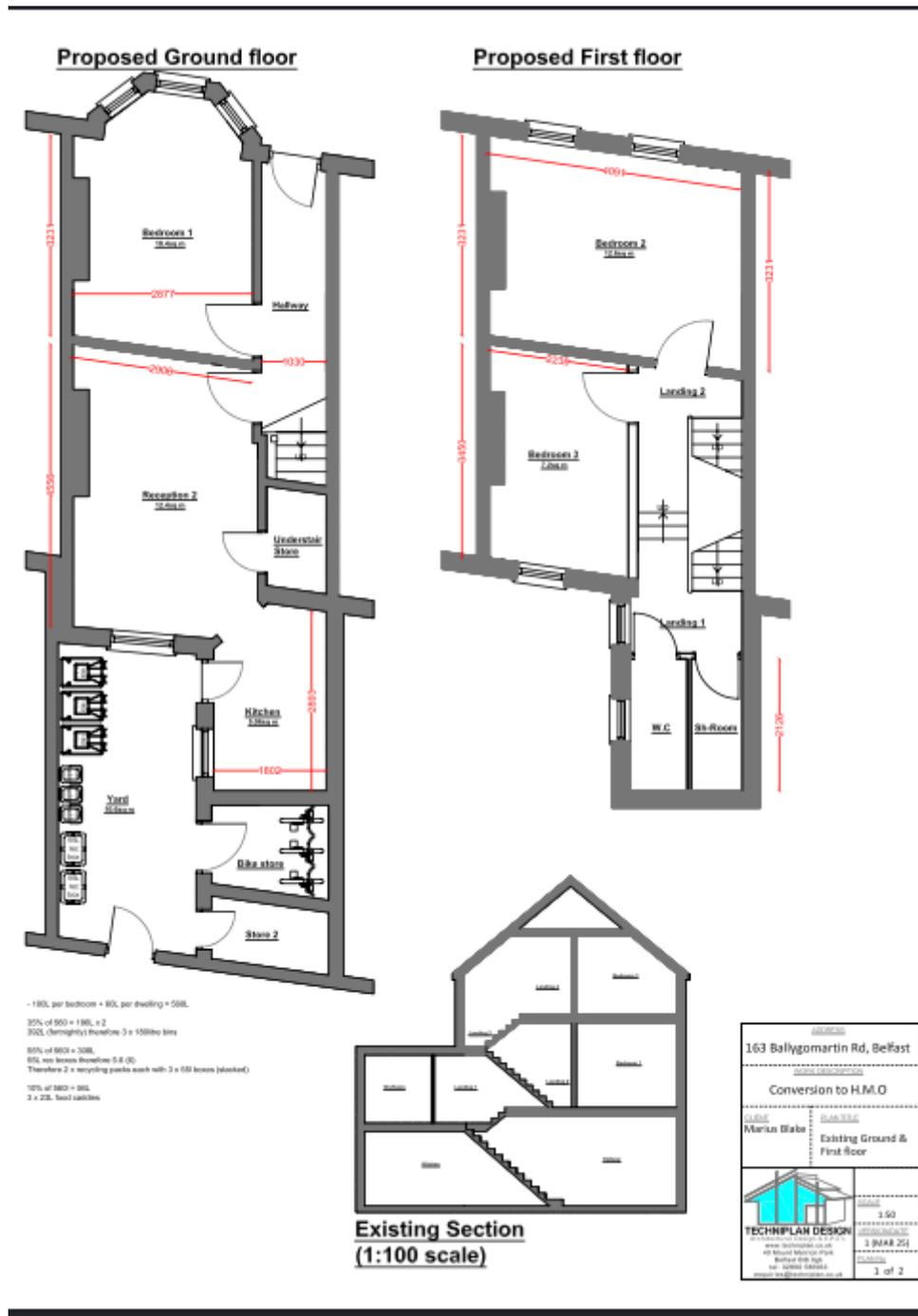


**Proposed Rear Elevation**

Elevations Scale 1:100

163 Ballygomartin Rd, Belfast	
Conversion to H.M.O.	
Maria Blake	Existing Second floor and cross section
	1:50 1 (MARK 25)
TECHNIPLAN DESIGN 10 Mount Moor Park Belfast BT6 8JG Tel: 028 381 0424 www.techniplan.co.uk	2 of 2

## Proposed Floor Plans & Section



### 2.0 Characteristics of Site and Area

2.1 The application site is located at 163 Ballygomartin Road, North Belfast. The site consists of a two and a half storey, mid terraced property with a two storey rear extension. The dwelling has an amenity area to both the front and rear. An alleyway runs along the rear of the dwelling which leads to Westway Drive. On-street parking is available along Ballygomartin Road. Ballygomartin Road is predominantly residential in nature, and the surrounding area is predominantly residential with the exception of a small number of commercial units and community buildings.

2.2	The site falls within the development limit of Belfast. The site does not fall within any site-specific zonings in the BUAP or either version of BMAP. The site does not fall within any of the existing HMO Policy Areas or Development Nodes as designated in the Belfast HMO Subject Plan 2015.
3.0	<b>Description of Proposal</b>
3.1	The application is seeking planning permission for change of use from 4 bedroom residential property (C1) with to a 5 bed HMO with occupancy of 5 (Sui Generis) with no external alterations.
4.0	<b>Planning History</b>
4.1	There is no relevant planning history for the site or in the area which would be relevant to the site or the proposal.
5.0	<b>Planning Policy and Other Material Considerations</b>
5.1	<p>Development Plan – Plan Strategy Belfast Local Development Plan: Plan Strategy 2035</p> <p><b>Strategic Policies</b> Policy SP2 – Sustainable development</p> <p><b>Operational Policies</b> Policy ENV1 – Environmental quality Policy HOU10 – Housing management areas (HMAs) Policy RD1 – New residential developments Policy TRAN8 – Car parking and servicing arrangements Policy OS3 – Ancillary open space</p> <p><i>Supplementary Planning Guidance</i> Residential Design Transportation Waste Infrastructure</p> <p><u>Development Plan – zoning, designation and proposal maps</u> Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014) Belfast Houses in Multiple Occupation Subject Plan for Belfast City Council Area 2015</p> <p><b>Regional Planning Policy</b> Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)</p>
6.0	<b>Consultations and Representations</b>
6.1	<b>Non-Statutory Consultees</b> N/A
6.2	<b>Statutory Consultees</b> DFI Roads – no objection
6.3	<p><b>Representations</b> The application was neighbour notified and advertised in the local press. A total of 41 objections were received including representations from elected members: Cllr Verner and Cllr McDowell. The main issues raised are as follows:</p> <ol style="list-style-type: none"> <li>1.Parking</li> <li>2.Erosion of community/ Loss of the Character Area.</li> <li>3.Over occupancy/ Area is over subscribed</li> </ol>

- 4.Noise, Anti-social behaviour and Security Concerns
- 5.Loss of family homes
- 6.Increase in demand for water/sewage and waste services
- 7.High Tenant turnover
- 8.Impact on quality of life
- 9.Conflicts with HMO Subject Plan
- 10.Bin provision
- 11.Health services facing higher demand
- 12.Decrease in property value
- 13.Potential licensing issues
- 14.Question raised on compliance with HMO Act (NI) 2016, checks being carried out, antisocial behaviour, management arrangements, code of practices and effective management procedures.
- 15.Infringement of the neighbour's privacy.

Points 1, 3, 6, 10 are considered in the assessment below. Additional comments raised are addressed as follows;

Point 2 & 5 - Erosion of community/ Loss of the Character Area & Loss of family homes – The local development plan, plan strategy seeks to facilitate sustainable housing growth in response to changing housing needs and states that carefully managing the variety of housing types, sizes and tenures will help to meet the diverse needs of all the community. HMOs contribute to providing choice and assisting and meeting community needs. Controls on the number of HMOs allowed in any one street will ensure that the residential character of areas is protected.

Point 4 – Officers consider that the scheme complies with space standards and provides a suitable number of bedrooms. The HMO licensing scheme is in place to regulate HMOs. An anti-social management plan will be required as part of the HMO licensing process, and it is the landlord's responsibility to ensure compliance with licensing requirements.

Point 6 - The proposal will not intensify the use of the existing dwelling. The existing dwelling could accommodate 5 persons and it is considered that there would be no intensification on the existing water/sewerage network from the proposed development. The proposed dwelling is currently connected to the main sewerage network and this would remain unchanged.

Point 7 – High tenant turnover – This is not material planning consideration. Landlords should have robust procedures in place to assess the suitability of prospective tenants.

Point 8 - Impact on quality of life – No persuasive evidence has been provided to support this position or to show a HMO would have greater impact than the existing residents of a family occupied dwelling.

Point 9 - Conflicts with HMO Subject Plan – The proposal has been assessed against the relevant sections of the HMO Subject Plan which still apply and is found to be compliant.

Point 11- Health services facing higher demand - no evidence has been provided to demonstrate that local services would face higher demand from this development. The existing dwelling could accommodate 5 persons and it is considered that the demand on services would be no greater than currently exists.

Point 12 – Decrease in property value - This is not a material consideration and is outside the remit of the planning service.

	<p>Point 13 &amp; 14 – Potential licensing issues and Questions raised on HMO compliance- HMO licensing is a separate regulatory control regime outside the planning remit, as are concerns regarding the applicant’s suitability to manage and operate a HMO.</p> <p>Point 15 – The proposal has been assessed against relevant policy and it is concluded that there would be no greater impact on the privacy of neighbours than currently exists.</p>
<b>7.0</b>	<b>Planning Assessment</b>
<b>7.1</b>	Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.
<b>7.2</b>	Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.
<b>7.3</b>	The Belfast Local Development Plan (LDP), when fully completed, will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted.
<b>7.4</b>	<b>Operational policies</b> – the Plan Strategy contains a range of operational policies relevant to consideration of the application which are set out in section 5.0 above.
<b>7.5</b>	<b>Proposals Maps</b> – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015), HMO Subject Plan 2015 and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. Whilst the Belfast Urban Area Plan 2001 remains the statutory plan insofar as the proposals maps (“Departmental Development Plan), it is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.
<b>8.0</b>	<b>Key Issues</b>
8.1	<p>The key issues for consideration of the application are set out below:</p> <ul style="list-style-type: none"> <li>• The principle of an HMO at this location</li> <li>• Impact on the character and appearance of the surrounding area.</li> <li>• Impact on residential amenity</li> <li>• Traffic, Parking and Access</li> <li>• Waste and refuse collection</li> </ul> <p><b><u>The principle of an HMO at the location</u></b></p>
8.2	The application site falls outside a Housing Management Area. Housing Management Areas (HMAs) will be designated within the local policies plan, based on evidence available relating to concentrations for HMOs and flat conversions. In advance of the local policies

	<p>plan, this will be applied to the HMO policy areas under designation HMO2 of the 'Houses in Multiple Occupation (HMOs) Subject Plan for Belfast City Council Area 2015'.</p> <p>The site is not located within a Housing Policy Area or development node as designated in the Belfast HMO Subject Plan 2015. Policy HOU10 of the Plan Strategy is applicable and states that:  <i>'Outside of designated HMAs planning permission will only be granted for HMOs where the number of HMOs would not as a result exceed 10% of all dwelling units on that road or street. Where such a street is in excess of 600 metres in length, the 10% threshold will be calculated on the basis of existing residential units within 300 metres of either side of the proposal on that street'.</i></p> <p>8.3 The justification and amplification text to Policy HOU10 confirms at paragraph 7.1.66 that the level of HMOs outside a HMA will be measured by adding together:</p> <ol style="list-style-type: none"> <li>1. The number of HMOs recorded under the HMO Licensing scheme; and</li> <li>2. The number of planning approvals for HMOs not yet licensed, with the total then divided by the total number of dwelling units within the street. If a street is longer than 600m, the total number of dwellings in the street will relate to the total properties within 300m either side of the property on the street.</li> </ol> <p>8.4 As a result of the Ballygomartin Road exceeding 600 metres calculations have been completed 300 metres either side of the road. According to the LPS Pointer Address database there are 119 domestic properties calculated within the relevant section along Ballygomartin Road. According to the Planning Service records (calculating intensive forms of house SSA online viewer and relevant planning history) there is currently 1 HMO within the area. Therefore, this proposal would be acceptable under the 10% threshold and complies with Policy HOU10 of the Belfast LDP.</p> <p>8.5 Each application is considered on its own merits and officers consider that this proposal is compliant with policy HOU10 for the reasons stated above and any further applications for HMOs will be assessed in accordance with the relevant planning policy.</p> <p>8.6 Paragraph 7.1.69. of HOU10 states that in all cases, intensive forms of housing whether within or outside HMAs will still be carefully assessed against the relevant criteria set out in Policies RD1, RD2 and RD3. The assessment of the proposal against these policies is set out below.</p> <p><b><u>Impact on the character and appearance of the surrounding area</u></b></p> <p>8.7 The proposed development will not result in any external alterations to the property, ensuring that its appearance remains unchanged. As a result, it is expected that the proposal will have no adverse impact on the appearance or character of the surrounding area.</p> <p><b><u>Impact on residential amenity</u></b></p> <p>8.8 Policy RD1 applies as set out above and states that <i>'planning permission will be granted for new residential development where it is in accordance with general urban design policies and where it is demonstrated that the proposal:</i></p> <ol style="list-style-type: none"> <li>a) <i>Will not create conflict with adjacent land uses, remaining in conformity with the character of any established residential areas</i> - Officers consider that the use does not conflict with adjacent land uses. The scheme meets the policy requirements set out in</li> </ol>
--	--

<p>8.9</p>	<p>HOU10 and RD1 &amp; RD3. The HMO licensing scheme also seeks to ensure that landlords are compliant with regulations, such as the number of occupants and provision of sufficient bin storage.</p> <p><i>b) Does not unduly affect the privacy or amenity of neighbouring residents, including overlooking, loss of light, overshadowing, dominance, noise or other disturbance</i> - Officers consider that the scheme will not give rise to any of the issues listed in criterion b. There will be no further overlooking, loss of light, overshadowing and dominance than that which already exists. Noise or other disturbance will be addressed by the anti-social behaviour plan which is a licensing requirement.</p> <p><i>c) Makes provision for, or is, accessible and convenient to public transport and walking and cycling infrastructure</i> - The site is a convenient walking and cycling distance of major centres of health care, employment, education, churches, community facilities and the city centre. The site is well served by public transport - bus services provide links between the area and the city centre. The nearest bus stop along Ballygomartin Road is approximately 45m from the front of the dwelling.</p> <p><i>d) Provides appropriate open space</i> - The existing rear amenity space is to be retained which is considered sufficient to serve the proposal. The site has good access to existing open space infrastructure with Woodvale Park located further along Ballygomartin Road.</p> <p><i>e) Keeps hard surfacing to a minimum</i> - No hard standing is proposed as part of this application.</p> <p><i>f) Creates a quality and sustainable residential environment in accordance with the space standards set out in appendix C</i> - Each of the bedrooms in the proposed HMO meet the space standards set out in Appendix C for 1 person occupancy. The proposed HMO is also in compliance with the space standards set out for kitchens and living rooms for a total occupancy of 5 persons. Accordingly, the proposal is in full compliance with the relevant HMO space standards.</p> <p><i>g) Does not contain any units which are wholly in the rear of the property without direct, safe and secure access from the public street</i> - All bedrooms have safe and secure access from the front door of the dwelling.</p> <p><i>h) Ensures that living rooms, kitchens and bedrooms have access to natural light</i> - All habitable rooms in the dwelling have access to natural light.</p> <p>The LDP Plan Strategy seeks to facilitate sustainable housing growth in response to changing housing needs. Carefully managing the variety of house types, sizes and tenures will help to meet the diverse needs of all the community. This supports wider LDP aims of shaping quality and sustainable residential development, providing a mix of housing that create more balanced communities, increasing density without town cramming. HMOs are regulated by the relevant Policy set out in the LDP plan Strategy and the proposal has been found to comply with the relevant policies. This HMO proposal comprises 5 bedrooms for the intended use of 5 persons and will also be subject to the licensing process which will determine how many persons the home can accommodate. HMOs can meet high demand for housing and the application site is in an accessible location close to services and public transport. It is considered that the proposal would not undermine the availability of family housing in the area.</p>
------------	--

8.10	As indicated above, the HMO will further require to be licensed with BCC which requires the implementation of an anti-social behaviour plan, ensuring the HMO operator runs the property effectively.
8.11	The proposal is considered compatible with adjacent land uses. It would not harm the amenity of adjacent and nearby properties or result in unacceptable overlooking, overshadowing, overbearing, loss of outlook or daylight. The proposal is considered to comply with Policy RD 1.
8.12	<p>Policy RD3 is applicable and states that planning permission will be granted for conversion or change of use of existing buildings for residential use where all the criteria in policy RD1 and all the additional criteria below are met:</p> <ul style="list-style-type: none"> <li>a) <i>Any units are self-contained</i> - This criterion is not applicable.</li> <li>b) <i>Adequate refuse storage space is provided within the curtilage of the site, large enough to allow for the separation of recyclable waste and is designed to not be visible from the amenity space / public realm</i> - Officers consider that this criterion is met (refer to section 8.17 – 8.24 below).</li> <li>c) <i>The original property is greater than 150 square metres gross internal floorspace in the case of sub-division of an existing dwelling</i> – This criterion is not applicable to this proposal as a HMO is not considered to be a sub-division.</li> <li>d) <i>Conversions above commercial premises do not prejudice the commercial functions of the business</i> - This criterion is not applicable to this proposal.</li> </ul>
8.13	<p>Taking account the nature of the proposal and the criteria set out above the proposal is considered to comply with Policy RD3.</p> <p><b><u>Traffic, Parking and Access</u></b></p>
8.14	Officers acknowledge the objections to parking and whilst the various policy requirements of HOU10 seek to address need and protect residential amenity, the provision of car parking is not a requirement of this policy. Policy TRAN8 – Car parking and servicing arrangements states that, ' <i>Development proposals will be required to provide adequate provision for car parking and appropriate servicing arrangements</i> '. Existing Regional Planning Policy and supplementary planning guidance, including the published 'Parking Standards', do not incorporate car parking as a requirement for HMO development.
8.15	A parking survey was provided demonstrating that adequate parking is available within walking distance of the site on Ballygomartin Road and Westway Drive to serve the proposal. It is considered that the scheme will not be detrimental to on-street parking in the prevailing area. It was noted during the case officer's site visit that on-street parking was available in the immediate area.
8.16	The parking survey demonstrates that adequate parking is available to serve the proposal which is considered to meet Policy TRAN8. DfI Roads has considered the Parking Survey submitted under this application and has confirmed there is sufficient parking within the vicinity of the proposal. Furthermore, the site is in a sustainable location with regular bus services operating in proximity and accessible to services and amenities in the local and wider area.

	<b><u>Waste and refuse collection</u></b>
8.17	Policy RD3 criterion B applies, it states that adequate refuse storage space must be provided within the curtilage of the site, large enough to allow for the separation of recyclable waste and is designed to not be visible from the amenity space / public realm.
8.18	The adopted Waste Infrastructure Supplementary Planning Guidance (SPG) and Local Government Waste Storage Guide for NI set out typical weekly waste arisings for different types of development including HMOs. For an HMO, the typical weekly waste arising is 100L per bedroom plus 60L per dwelling. For the proposed 5 bed HMO this would equate to the typical production of 560L of waste per week. The total waste production is broken down into the following types of waste: 1. 35% general waste (collected fortnightly), 2. 55% recycling and 3. 10% food waste (both 2. and 3. collected weekly).
8.19	The following bins would be required to serve the proposed HMO in line with the SPG and the Local Government Waste Storage Guide for NI. 1. Black bins – 3 x black bins (3 x 180L) – sufficient for 2 weeks of general waste. 2. Recycling – 2 x recycling packs (3 x 55L) – collected weekly. 3. Food waste – 3 x food bins (4 x 23L) – collected weekly.
8.20	The SPG advises that applicants must provide a layout of the waste storage area demonstrating that all of the required bins can be accommodated in a way that: <ul style="list-style-type: none"> <li>• users can easily deposit any type of waste into the corresponding bins without moving them around; and</li> <li>• bins can be easily removed for collection.</li> </ul>
8.21	Taking account of the guidance set out in the Waste SPG 8 bins would be required to serve the proposed HMO which according to the SPG would equate to an area of 2.0 x 2.4 (4.86sqm) for 4 bins and an overall total area of 9.6 sqm for 8 bins.
8.22	The applicant has provided a plan which demonstrates that there is adequate provision for bin storage and that the bins can be easily accessed, whilst retaining an adequate amount of residential amenity space. A condition is recommended to ensure bin storage is provided within the curtilage of the property.
8.23	The rear amenity space measures 10.6 sqm. The provision of the minimum storage area for the bins required would leave approximately 1 sqm remaining for amenity provision. The rear yard space is similar to other terraced properties along this stretch of Ballygomartin Road. In the recent appeal decision under reference 2024/A0045 (Ponsonby Avenue), the commissioner found that the amenity space for the terraced dwelling (similar to the application site) provided ' <i>restricted private amenity space, which is of limited 'socialising and gardening' value</i> ' and considered that the increase in bin provision for the HMO would not alter that. Furthermore, the Commissioner gave weight to the proximity of open space facilities to the site. In this case, Woodvale Park is within 7 minutes walking distance to the site and officers consider that its proximity would offset the level of private amenity space.
8.24	The provision of amenity space is considered acceptable taking account of the local context and the proximity to open space facilities.

<b>9.0</b>	<b>Recommendation</b>
<b>9.1</b>	Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted.
<b>9.2</b>	Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and deal with any other issues that arise, provided that they are not substantive.
<b>10.0</b>	<b>Draft Conditions</b>
1.	The development hereby permitted must be begun within five years from the date of this permission. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.
2.	The development shall not be occupied until the refuse and recycling storage area have been provided within the rear curtilage of the property in accordance with the approved plans. This area must be sufficient to meet the requirements of the development and must be retained and managed at all times. Reason: To ensure adequate provision of refuse and recycling storage in the interests of the amenities of the area.
3.	The HMO hereby permitted may not be occupied by more than 5 persons. The owners will supply to the Council (within 14 days of the Council's written request to do so) such information as the Council may reasonably require in order to determine whether this condition is being complied with. Reason: In the interest of residential amenity.

This page is intentionally left blank

## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date:</b> 10 <sup>th</sup> March 2026	
<b>Application ID:</b> LA04/2025/1350/F	
<b>Proposal:</b> Change of Use from 3 bed Dwelling to 5-bed, 5-person HMO	<b>Location:</b> 29 Glencairn Street, Belfast, BT13 3LT
<b>Referral Route:</b> Section 3.8.1 of the scheme of Delegation. request for the application to be reported to the Planning Committee by an Elected Member (Cllr. Verner).	
<b>Recommendation:</b> Approval subject to conditions	
<b>Applicant Name and Address:</b> Phillip Swain 4-6 My Lady's Road Belfast BT6 8FB	<b>Agent Name and Address:</b> Ian Crockard 24 Ballyalgan Road Crossgar Downpatrick BT30 9DR
<b>Date Valid:</b> 24 <sup>th</sup> July 2025	
<b>Target Date:</b> 6 <sup>th</sup> November 2025	
<b>Contact Officer:</b> Lisa Walshe, Principal Planning Officer (Development Management)	
<p><b>Executive Summary:</b></p> <p>This application seeks full planning permission for the change of use from an existing dwelling to a 5-bed house in multiple occupation (HMO).</p> <p>The key issues for consideration of the application are set out below:</p> <ul style="list-style-type: none"> <li>• The principle of an HMO at this location</li> <li>• Impact on the character and appearance of the surrounding area.</li> <li>• Impact on residential amenity</li> <li>• Traffic, Parking and Access</li> <li>• Waste and refuse collection</li> </ul> <p>69 objections have been received with the issues addressed within the main report raised. The main concerns raised within these objections are:</p> <ul style="list-style-type: none"> <li>• Too many HMOs in the area</li> <li>• Already multiple existing HMOs on Glencairn Street.</li> <li>• Application does not demonstrate compliance with 10% threshold.</li> <li>• Family homes needed.</li> <li>• Reduce house values.</li> <li>• Parking issues.</li> <li>• Strain on local services.</li> <li>• Increased noise.</li> </ul>	

- Increased waste generation.
- Loss of residential amenity.
- Limitations should be places on occupancy and tenant numbers.
- The house is not large enough to accommodate a HMO.
- Sloping roof for top floor rooms would be cramped.
- Increased risk of anti-social behaviour.
- Sets precedent for more HMOs.
- Neighbours were not appropriately notified preventing a full response.
- Water supply and sewage overrun.
- Reduced emergency vehicle access.

The application has been called in for the following reasons:

1. Overconcentration of HMOs
2. Parking and Traffic Issues
3. Impact on residential amenity
4. Property maintenance and waste management
5. Contrary to planning policy

The proposal is compliant with Policy HOU10 in that the 10% threshold for HMOs on Glencairn Street has not yet been reached. Officers consider that the proposal will not be harmful in terms of traffic, parking, impact on residential amenity or the amenity of the surrounding area.

DFI Roads, NIEA and SES have no objections to the proposal. NI Water have recommended refusal based on network capacity. This issue is addressed in the report.

### **Recommendation**

Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions.

Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and deal with any other issues that arise, provided that they are not substantive.

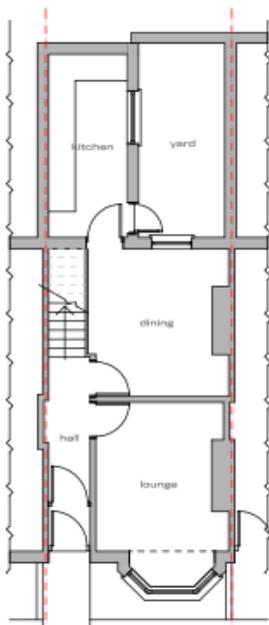
# Case Officer Report

## 1.0 Drawings

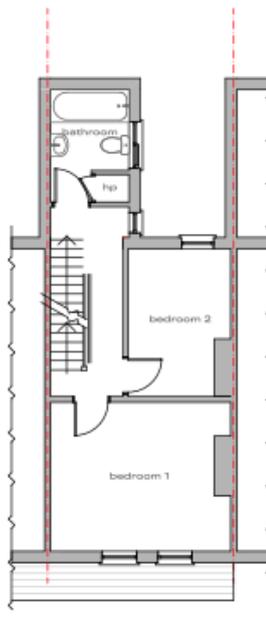
### Site Location Plan



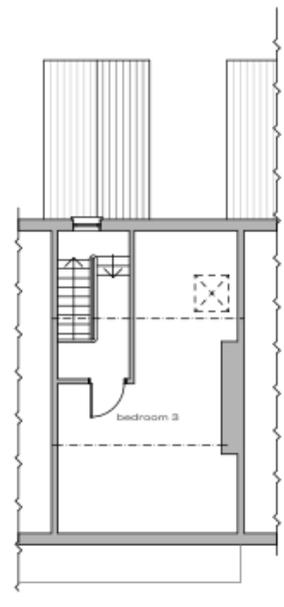
### Existing Floor Plans



Ground Floor as Existing 1:50

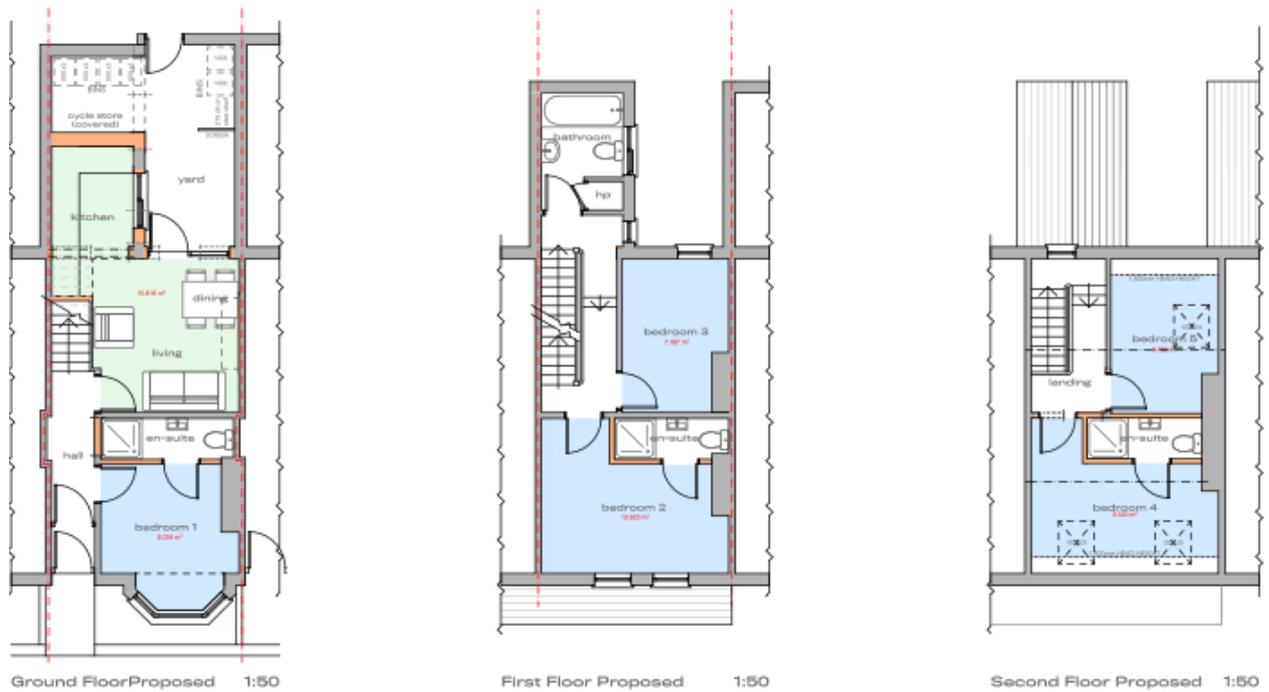


First Floor as Existing 1:50



Second Floor as Existing 1:50

## Proposed Floor Plans



<b>2.0</b>	<b>Characteristics of Site and Area</b>
2.1	The application site is located at 29 Glencairn Street which is a residential street located off the Ballygomartin Road. The dwelling on the application site comprises a 2 storey mid-terrace property. The property features an amenity area to the front and an enclosed rear amenity space which leads to an alley. On-street parking is available along Glencairn Street. Glencairn Street and the surrounding area are predominantly residential in nature.
2.2	The site does not fall within any site-specific zonings in the BUAP or either version of BMAP. The site does not fall within any of the existing HMO Policy Areas or Development Nodes as designated in the Belfast HMO Subject Plan 2015.
<b>3.0</b>	<b>Description of Proposed Development</b>
3.1	The application is seeking planning permission for change of use from a 3 bed dwelling (Class C1) to a 5-bed, 5-person HMO (sui generis).
<b>4.0</b>	<b>Planning History</b>
4.1	There is no relevant planning history for the site or in the area which would be relevant to the site or the proposal.
<b>5.0</b>	<b>Planning Policy and Other Material Considerations</b>
5.1	<p>Development Plan – Plan Strategy Belfast Local Development Plan: Plan Strategy 2035</p> <p><b>Strategic Policies</b> Policy SP2 – Sustainable development</p> <p><b>Operational Policies</b> Policy ENV1 – Environmental quality Policy HOU10 – Housing management areas (HMAs) Policy RD1 – New residential developments Policy TRAN8 – Car parking and servicing arrangements Policy OS3 – Ancillary open space</p>

	<p><i>Supplementary Planning Guidance</i> Residential Design Transportation Waste Infrastructure</p> <p><u><i>Development Plan – zoning, designation and proposal maps</i></u> Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014) Belfast Houses in Multiple Occupation Subject Plan for Belfast City Council Area 2015</p> <p><b><i>Regional Planning Policy</i></b> Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)</p>
<b>6.0</b>	<b>Consultations and Representations</b>
<b>6.1</b>	<p><b>Non-Statutory Consultees</b> N/A</p>
<b>6.2</b>	<p><b>Statutory Consultees</b> DFI Roads – no objection NIEA – standing advice – conditions and informatives. Shared Environmental Services – no objection subject to conditions NI Water – recommend refusal due to network capacity issues and recommend connections to the public sewerage system are curtailed.</p>
<b>6.3</b>	<p><b>Representations</b> The application was neighbour notified and advertised in the local press. A total of 69 objections were received including representations from elected members Cllr Verner and Cllr McDowell. The main issues raised are set out below along with officers response.</p> <ol style="list-style-type: none"> <li><u>Too many HMOs in the area</u></li> <li><u>Already multiple existing HMOs on Glencairn Street.</u></li> </ol> <p>During the Council’s calculation of the HMO threshold in the area, no existing HMOs were identified on Glencairn Street within the database, there are no live enforcement cases with the Council for unlawful HMO properties on this street and no HMO licences have been granted for dwellings on this street. A full assessment of the applications compliance with HOU10 is within the main body of the assessment.</p> <ol style="list-style-type: none"> <li><u>Application does not demonstrate compliance with 10% threshold.</u></li> </ol> <p>A full assessment of the proposal against Policy HOU 10 is set out within the main body of the report.</p> <ol style="list-style-type: none"> <li><u>Family homes needed.</u></li> </ol> <p>The proposal meets the criteria for HMO development as set out in Policy HOU 10. The LDP permits a range of housing needs across the city of Belfast. The local development plan, plan strategy seeks to facilitate sustainable housing growth in response to changing housing needs and states that carefully managing the variety of housing types, sizes and tenures will help to meet the diverse needs of al the community. HMOs contribute to providing choice and assisting and meeting community needs. Controls on the number of</p>

HMOs allowed in any one street will ensure that the residential character of areas is protected.

5. Reduce house values.

This is not a material planning consideration.

6. Parking issues.

DFI Roads was consulted in relation to the proposal and are content with the findings of the Parking Survey and have offered no objection to the proposal.

7. Strain on local services.

No persuasive evidence has been provided to support the position that a HMO at this location would strain local services. Notwithstanding, the HMO is located within an area which has not exceeded the 10% threshold within the street. It is considered there are appropriate services within the area to serve the proposed HMO and that the proposal would have no greater impact than the existing residents of a family occupied dwelling at this location.

8. Increased noise.

The HMO licensing scheme is in place to regulate HMOs. An anti-social management plan will be required as part of the HMO licensing process which will appropriately deal with issues relating to noise and tenant behaviour should they arise.

9. Increased waste generation leads to risk of overflowing and vermin

The proposal would meet the necessary bin storage and waste management requirements for a 5 bedroom HMO as set out below.

10. Loss of residential amenity.

The proposal has been assessed against relevant residential policies which are discussed in the main body of the assessment.

11. Limitations should be places on occupancy and tenant numbers.

The description of the proposal includes tenant numbers which will be capped at 5 residents. A condition is proposed restrict maximum occupancy.

12. The house is not large enough to accommodate a HMO.

Each of the proposed rooms within the HMO meet the required space standards. This is discussed within the main body of the assessment.

13. Sloping roof for top floor rooms would be cramped.

These bedrooms have been appropriately assessed and meet the space standards required. This is discussed within the main body of the assessment.

14. Increased risk of anti-social behaviour.

An anti-social management plan will be required as part of the HMO licensing process which will appropriately deal with issues relating to anti-social behaviour should they arise.

	<p>15. <u>Sets precedent for more HMOs.</u></p> <p>Each application is considered on its own merits and any subsequent application will be subject to assessment under relevant planning policy including Policy HMO 10.</p> <p>16. <u>Neighbours were not appropriately notified preventing a full response.</u></p> <p>Six Neighbour notification letters were issued to the appropriate properties (Nos. 20, 22, 27, 31, Glencairn Street and 32 and 34 Rutherglen Street). Officers are satisfied that the neighbour notification process was carried out in accordance with the requirements of Article 8 (1(b)) of the Planning (General Development Procedure) Order Northern Ireland) 2015. The application was also advertised in the local press on 12<sup>th</sup> September 2025.</p> <p>17. <u>Water supply and sewage overrun.</u></p> <p>NI Water, NIEA: Water management unit and Shared Environmental Services have been consulted in relation to this proposal and their responses are set out within the main body of the report and a conditions is proposed requiring details of foul and surface water drainage to be submitted for approval.</p> <p>18. <u>Reduced emergency vehicle access.</u></p> <p>DFI Roads was consulted in relation to the proposal and have raised no concerns regarding access to the site by emergency vehicles.</p>
<b>7.0</b>	<b>Planning Assessment</b>
7.1	Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.
7.2	Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.
7.3	The Belfast Local Development Plan (LDP), when fully completed, will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted.
7.4	<b>Operational policies</b> – the Plan Strategy contains a range of operational policies relevant to consideration of the application which are set out in section 5.0 above.
7.5	<b>Proposals Maps</b> – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015), HMO Subject Plan 2015 and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. Whilst the Belfast Urban Area Plan 2001 remains the statutory plan insofar as the proposals maps (“Departmental Development Plan), it is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.

8.0	Key Issues
8.1	<p>The key issues for consideration of the application are set out below:</p> <ul style="list-style-type: none"> <li>• The principle of an HMO at this location</li> <li>• Impact on the character and appearance of the surrounding area.</li> <li>• Impact on residential amenity</li> <li>• Traffic, Parking and Access</li> <li>• Waste and refuse collection</li> </ul>
	<p><b><u>The principle of an HMO at the location</u></b></p>
8.2	<p>The application site falls outside a Housing Management Area. Housing Management Areas (HMAs) will be designated within the local policies plan, based on evidence available relating to concentrations for HMOs and flat conversions. In advance of the local policies plan, this will be applied to the HMO policy areas under designation HMO2 of the 'Houses in Multiple Occupation (HMOs) Subject Plan for Belfast City Council Area 2015'. The site is not located within a Housing Policy Area or development node as designated in the Belfast HMO Subject Plan 2015.</p>
8.3	<p>Policy HOU10 of the Plan Strategy is applicable and states that:  <i>'Outside of designated HMAs planning permission will only be granted for HMOs where the number of HMOs would not as a result exceed 10% of all dwelling units on that road or street. Where such a street is in excess of 600 metres in length, the 10% threshold will be calculated on the basis of existing residential units within 300 metres of either side of the proposal on that street'.</i></p>
8.4	<p>The justification and amplification text to Policy HOU10 confirms at paragraph 7.1.66 that the level of HMOs outside a HMA will be measured by adding together:</p> <ol style="list-style-type: none"> <li>1. The number of HMOs recorded under the HMO Licensing scheme; and</li> <li>2. The number of planning approvals for HMOs not yet licensed, with the total then divided by the total number of dwelling units within the street. If a street is longer than 600m, the total number of dwellings in the street will relate to the total properties within 300m either side of the property on the street.</li> </ol>
8.5	<p>According to the LPS Pointer Address database there are a total number of 92 houses which fall within Glencairn Street, allowing for 9 HMOs. At the time of assessment there were 0 properties with existing HMO licenses and/or planning approval. The proposal is therefore within the 10% threshold and is acceptable in principle.</p>
8.6	<p>Each application is considered on its own merits and officers consider that this proposal is compliant with policy HOU10 for the reasons stated above and any further applications for HMOs will be assessed in accordance with the relevant planning policy.</p>
8.7	<p>Paragraph 7.1.69. of HOU10 states that in all cases, intensive forms of housing whether within or outside HMAs will still be carefully assessed against the relevant criteria set out in Policies RD1, RD2 and RD3. The assessment of the proposal against these policies is set out below.</p>

8.8

**Impact on the character and appearance of the surrounding area**

The proposed development includes partial demolition of the 2-storey rear return to increase the availability of yard space at the property. The proposed alterations will not result in any adverse impact to the character and appearance of the area.

**Impact on residential amenity**

8.9

Policy RD1 applies as set out above and states that '*planning permission will be granted for new residential development where it is in accordance with general urban design policies and where it is demonstrated that the proposal:*

*a) Will not create conflict with adjacent land uses, remaining in conformity with the character of any established residential areas* - Officers consider that the use does not conflict with adjacent land uses. The scheme meets the policy requirements set out in HOU10 and RD1 & RD3. The HMO licensing scheme also seeks to ensure that landlords are compliant with regulations, such as the number of occupants and provision of sufficient bin storage.

*b) Does not unduly affect the privacy or amenity of neighbouring residents, including overlooking, loss of light, overshadowing, dominance, noise or other disturbance* - Officers consider that the scheme will not give rise to any of the issues listed in criterion b. There will be no further overlooking, loss of light, overshadowing and dominance than that which already exists. Noise or other disturbance will be addressed by the anti-social behaviour plan which is a licensing requirement.

*c) Makes provision for, or is, accessible and convenient to public transport and walking and cycling infrastructure* - There is sufficient space for cycle parking in the rear yard. The site is a convenient walking and cycling distance of major centres of health care, employment, education, churches, community facilities and the city centre. The site is well served by public transport - bus services provide links between the area and the city centre. The nearest bus stop along Ballygomartin Road is approximately 150m from the front of the dwelling.

*d) Provides appropriate open space* - The existing rear amenity space is to be retained which is considered sufficient to serve the proposal. The site has good access to existing open space infrastructure with Woodvale Park located only 0.2 miles (4 minute walk) from the site to its entrance on the Ballygomartin Road.

*e) Keeps hard surfacing to a minimum* - No hard standing is proposed as part of this application.

*f) Creates a quality and sustainable residential environment in accordance with the space standards set out in appendix C* - The HMO complies with the space standards for HMOs as set out in Appendix C: Table C3 of the Local Development Plan. A 1-person bedroom should measure a minimum of 6.5m<sup>2</sup>. All bedrooms proposed meet this standard and range from 6.7m<sup>2</sup> to 10.9m<sup>2</sup>. Bedrooms 4 and 5 which are located on the 2<sup>nd</sup> floor meet the recommended floorspace standards when measured from the height of the sloping roof at 1.5m. The proposed kitchen/ living area measures 15.8m<sup>2</sup> which exceeds the recommended standard of 11.5m<sup>2</sup>.

	<p><i>g) Does not contain any units which are wholly in the rear of the property without direct, safe and secure access from the public street - All bedrooms have safe and secure access from the front door of the dwelling.</i></p>
	<p><i>h) Ensures that living rooms, kitchens and bedrooms have access to natural light - All habitable rooms in the dwelling have access to natural light.</i></p>
8.10	<p>The LDP Plan Strategy seeks to facilitate sustainable housing growth in response to changing housing needs. Carefully managing the variety of house types, sizes and tenures will help to meet the diverse needs of all the community. This supports wider LDP aims of shaping quality and sustainable residential development, providing a mix of housing that create more balanced communities, increasing density without town cramming. HMOs are regulated by the relevant Policy set out in the LDP plan Strategy and the proposal has been found to comply with the relevant policies. This HMO proposal comprises 5 bedrooms for the intended use of 5 persons and will also be subject to the licensing process which will determine how many persons the home can accommodate. HMOs can meet high demand for housing and the application site is in an accessible location close to services and public transport. It is considered that the proposal would not undermine the availability of family housing in the area nor the availability to services to support the existing community.</p>
8.11	<p>As indicated above, the HMO will further require to be licensed with BCC which requires the implementation of an anti-social behaviour plan, ensuring the HMO operator runs the property effectively.</p>
8.12	<p>The proposal is considered compatible with adjacent land uses. It would not harm the amenity of adjacent and nearby properties or result in unacceptable overlooking, overshadowing, overbearing, loss of outlook or daylight. The proposal is considered to comply with Policy RD 1.</p>
8.13	<p>Policy RD3 is applicable and states that planning permission will be granted for conversion or change of use of existing buildings for residential use where all the criteria in policy RD1 and all the additional criteria below are met:</p> <ul style="list-style-type: none"> <li>a) <i>Any units are self-contained</i> - This criterion is not applicable.</li> <li>b) <i>Adequate refuse storage space is provided within the curtilage of the site, large enough to allow for the separation of recyclable waste and is designed to not be visible from the amenity space / public realm</i> - Officers consider that this criterion is met (refer to section 8.18 – 8.25 below).</li> <li>c) <i>The original property is greater than 150 square metres gross internal floorspace in the case of sub-division of an existing dwelling</i> – This criterion is not applicable to this proposal as a HMO is not considered to be a sub-division.</li> <li>d) <i>Conversions above commercial premises do not prejudice the commercial functions of the business</i> - This criterion is not applicable to this proposal.</li> </ul>
8.14	<p>Taking account the nature of the proposal and the criteria set out above the proposal is considered to comply with Policy RD3.</p>
	<p><b><u>Traffic, Parking and Access</u></b></p>
8.15	<p>Officers acknowledge the objections to parking and whilst the various policy requirements of HOU10 seek to address need and protect residential amenity, the provision of car parking is not a requirement of this policy. Policy TRAN8 – Car parking and servicing arrangements states that, <i>'Development proposals will be required to provide adequate</i></p>

	<p><i>provision for car parking and appropriate servicing arrangements</i>'. Existing Regional Planning Policy and supplementary planning guidance, including the published 'Parking Standards', do not incorporate car parking as a requirement for HMO development.</p>
8.16	<p>A parking survey was provided demonstrating that adequate parking is available within walking distance of the site on Glencairn Street, Glencairn Crescent and Rutherglen Street to serve the proposal and concludes that the scheme will not be detrimental to on-street parking in the prevailing area.</p>
8.17	<p>The parking survey demonstrates that adequate parking is available to serve the proposal which is considered to meet Policy TRAN8. DfI Roads has considered the Parking Survey submitted under this application and has confirmed there is sufficient parking within the vicinity of the proposal. Furthermore, the site is in a sustainable location with regular bus services operating in proximity and accessible to services and amenities in the local and wider area.</p>
	<p><b><u>Waste and refuse collection</u></b></p>
8.18	<p>Policy RD3 criterion B applies, it states that adequate refuse storage space must be provided within the curtilage of the site, large enough to allow for the separation of recyclable waste and is designed to not be visible from the amenity space / public realm.</p>
8.19	<p>The adopted Waste Infrastructure Supplementary Planning Guidance (SPG) and Local Government Waste Storage Guide for NI set out typical weekly waste arisings for different types of development including HMOs. For an HMO, the typical weekly waste arising is 100L per bedroom plus 60L per dwelling. For the proposed 5 bed HMO this would equate to the typical production of 560L of waste per week. The total waste production is broken down into the following types of waste:</p> <ol style="list-style-type: none"> <li>1. 35% general waste (collected fortnightly),</li> <li>2. 55% recycling and</li> <li>3. 10% food waste (both 2. and 3. collected weekly).</li> </ol>
8.20	<p>The following bins would be required to serve the proposed HMO in line with the SPG and the Local Government Waste Storage Guide for NI.</p> <ol style="list-style-type: none"> <li>1. Black bins – 3 x black bins (3 x 180L) – sufficient for 2 weeks of general waste.</li> <li>2. Recycling – 2 x recycling packs (3 x 55L) – collected weekly.</li> <li>3. Food waste – 3 x food bins (4 x 23L) – collected weekly.</li> </ol>
8.21	<p>The SPG advises that applicants must provide a layout of the waste storage area demonstrating that all of the required bins can be accommodated in a way that:</p> <ul style="list-style-type: none"> <li>• users can easily deposit any type of waste into the corresponding bins without moving them around; and</li> <li>• bins can be easily removed for collection.</li> </ul>
8.22	<p>Taking account of the guidance set out in the Waste SPG a total of 8 of bins would be required to serve the proposed HMO which according to the SPG would equate to an area of 2.0 x 2.4 (4.86sqm) for 4 bins and an overall total area of 9.6 for 8 bins.</p>
8.23	<p>The applicant has provided a plan which demonstrates that there is adequate provision for bin storage and that the bins can be easily accessed, whilst retaining an adequate amount of residential amenity space. A condition is recommended to ensure bin storage is provided within the curtilage of the property.</p>

8.24	<p>The rear amenity space will measure 11.4sqm after the alterations to the existing rear return. The provision of the minimum storage area for the bins required would leave approximately 1.8 sqm remaining for amenity provision. The rear yard space is similar to other terraced properties along Glencairn Street. In the recent appeal decision under reference 2024/A0045 (Ponsonby Avenue), the Commissioner found that the amenity space for the terraced dwelling (similar to the application site) provided '<i>restricted private amenity space, which is of limited 'socialising and gardening' value</i>' and considered that the increase in bin provision for the HMO would not alter that. Furthermore, the Commissioner gave weight to the proximity of open space facilities to the site. In this case there are a number of areas of open space in close proximity including Woodvale Park (8 minutes walking distance) and open space at Forthriver Road. It is considered that the proximity of open space facilities would offset the level of private amenity space.</p>
8.25	<p>Taking account of the above material considerations the provision of amenity space is considered acceptable given the local context and the proximity to open space facilities.</p> <p><u>Other issues</u></p>
8.26	<p><u>Drainage</u></p> <p>NI Water has advised it has network capacity concerns within this area and recommended refusal of the application at this time. However, no clear evidence has been provided to demonstrate specific harm resulting from the development. Moreover, NI Water has a duty to connect committed development across the city to its waste-water infrastructure. Such development, which includes significant levels of residential and commercial floor space across the city, will not all come forward at once and some may not come forward at all. For these reasons, it would be unreasonable for the Council to refuse planning permission on these grounds and the proposal is acceptable having regard to Policy SP1A of the Plan Strategy.</p>
8.27	<p>Shared Environmental Services was consulted and have carried out an Appropriate Assessment in accordance with the Regulations. Belfast City Council in its role as the competent Authority under the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended), and in accordance with its duty under Regulation 43, has adopted the HRA report, and conclusions therein, prepared by Shared Environmental Service, dated 05/01/2026. This found that the project would not have an adverse effect on the integrity of any European site. In accordance with the recommendations from SES a condition is proposed to ensure that details of foul and surface water drainage, including a programme for implementation of these works, are submitted to and approved by the Council prior to commencement of the use as a HMO.</p>
<b>9.0</b>	<b>Recommendation</b>
9.1	<p>Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted.</p>
9.2	<p>It is requested that delegated authority be given to the Director of Planning and Building Control to finalise the wording of conditions and deal with any other issues that arise, provided that they are not substantive.</p>
<b>10.0</b>	<b>Draft Conditions</b>
10.1	<p>The development hereby permitted must be begun within five years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p>

10.2	<p>Prior to commencement of the use hereby approved details of foul and surface water drainage, including a programme for implementation of these works, shall be submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with the approved details, which shall be retained as such thereafter. Reason: To ensure appropriate foul and surface water drainage of the site. Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.</p>
10.3	<p>The development shall not be occupied until the refuse and recycling storage area have been provided within the rear yard of the property in accordance with the approved plans and shall be retained and managed at all times.</p> <p>Reason: To ensure adequate provision of refuse and recycling storage in the interests of the amenities of the area.</p>
10.4	<p>The HMO hereby permitted may not be occupied by more than 5 persons. The owners will supply to the Council (within 14 days of the Council's written request to do so) such information as the Council may reasonably require in order to determine whether this condition is being complied with.</p> <p>Reason: In the interest of residential amenity.</p>

This page is intentionally left blank

## Development Management Officer Report

<b>Summary</b>	
<b>Committee Meeting Date:</b> 10 <sup>th</sup> March 2026	
<b>Application ID:</b> LA04/2025/0463/F	
<b>Proposal:</b>  Proposed change of use of Vacant Warehouse to indoor Padel Court Facility to include, Cafe, Changing rooms, Gym, Picklecourts and ancillary site development works	<b>Location:</b>  Decco Ltd 1-5 Redcar Street, Belfast, BT6 9BP
<b>Referral Route:</b> Para 3.8.2 (a)(vi) of the Scheme of Delegation	
<b>Recommendation:</b>	Approval subject to conditions
<b>Applicant Name and Address:</b>  House of Padel 5 Old Belgard Road Cookstown Industrial Estate Dublin	<b>Agent Name and Address:</b>  Breen Planning 385 Springfield Road Forthriver Business Park Belfast
<b>Executive Summary:</b>  This application seeks full permission for change of use of vacant warehouse to indoor Padel court facility to include cafe, changing rooms, gym, picklecourts and ancillary site development works.  The application site comprises a large, rectilinear, 2-storey, vacant commercial building which covers a large proportion of the site, with the remainder used for parking and ancillary purposes. Adjacent to the site is Euston Street Primary School.  The site is located within the development limits of Belfast and is unzoned, white land in the BUAP 2001 and Draft BMAP 2015 (dBMAP).  There is an extant approval under LA04/2020/1158/F on the site for the demolition of the existing building and erection of 65 no apartments, including 20% social housing which was approved on 16 <sup>th</sup> February 2023.  The key issues to be considered in the assessment of this application are:  <ul style="list-style-type: none"> <li>- Principle of the proposed use</li> <li>- Design</li> <li>- Impact on amenity</li> <li>- Impact on Built Heritage</li> <li>- Climate change</li> <li>- Health Impacts</li> <li>- Access and transportation</li> <li>- Natural heritage</li> <li>- Environmental protection</li> </ul>	

- Wastewater infrastructure
- Landscaping

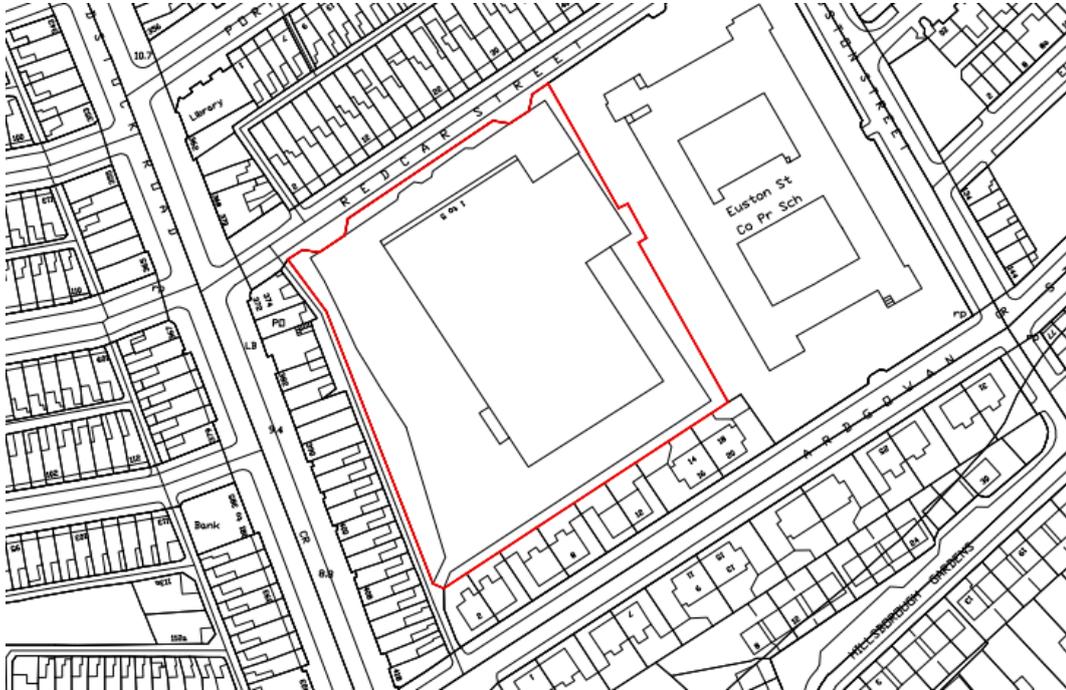
Statutory consultees have raised no objection, however at the time of writing, final comments from NI Water are outstanding. Following advertisement in the local press as well as neighbour notification, 4 letters of objection have been received from 2 nearby residents, raising issues which are detailed in the main report.

Having regard to the development plan and other material considerations, the proposal is acceptable. It is recommended that planning permission is approved. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions, resolve a final consultation response from NI Water and deal with any other issues that arise, provided that they are not substantive.

# Case Officer Report

## 1.0 Drawings

### Site Location Plan



### Aerial image



<b>2.0</b>	<b>Characteristics of the Site and Area</b>
2.1	The application site comprises a large rectilinear 2-storey vacant commercial/factory building that covers a large proportion of the site, with the remainder used for parking and ancillary purposes.
2.2	The opposite side of the site on Redcar Street is comprised of 2-storey residential dwellings, mostly render with some red-brick. Adjacent to the site is Euston Street Primary School. Most of the surrounding streets contain terraced residential housing with some apartments.
2.3	The nearby Woodstock Road is an arterial route and comprises mixed uses such as retail, hot food etc with some “above the shop” residential uses. The site is approximately 1 mile from Lanyon Place Train Station.
2.4	At present the site is enclosed by a 1.8m wall at the rear bounding Ardgowan Street as well as adjacent to the school. There is currently 2m security fencing onto Redcar Street.
<b>3.0</b>	<b>Description of Proposed Development</b>
3.1	Proposed change of use of vacant warehouse to indoor Padel court facility to include cafe, changing rooms, gym, Picklecourts and ancillary site development works.
3.2	The application when initially submitted included a spa also but this was removed during the assessment and amended plans submitted accordingly.
<b>4.0</b>	<b>Planning Policy</b>
4.1	<p><b>Development Plan – local development plan</b></p> <p><u>Belfast Local Development Plan, Plan Strategy 2035</u></p> <p>Policy SP1A – Managing growth and supporting infrastructure delivery  Policy SP2 – Sustainable development  Policy SP3 – Improving health and wellbeing</p> <p>Policy CI1 – Community infrastructure</p> <p>Policy BH1 – Listed Buildings  Policy BH5 – Archaeology</p> <p>Policy ENV1 – Environmental quality  Policy ENV2 – Mitigating environmental change  Policy ENV3 – Adopting to environmental change  Policy ENV4 – Flood risk  Policy ENV5 – Sustainable drainage systems (SuDS)</p> <p>Policy HC1 – Promoting healthy communities  Policy GB1 – Green and blue infrastructure network  Policy NH1 – Protection of natural heritage resources</p> <p>Policy TRAN1 – Active Travel – Walking and Cycling  Policy TRAN2 – Creating an accessible environment  Policy TRAN6 – Access to public roads  Policy TRAN8 – Car parking and servicing arrangements</p>

4.2	<u>Supplementary Planning Guidance</u>
4.3	Sustainable Urban Drainage Systems Transportation Belfast Agenda (Community Plan) Promoting Healthy Communities Technical Advice Note 1
4.4	<b>Planning Assessment of Policy and Other Material Considerations</b>
4.5	<b>Development Plan – operational policies</b> Belfast Local Development Plan, Plan Strategy 2035
5.0	<b>Development Plan – zoning, designations and proposals maps</b> Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)
5.1	<b>Regional Planning Policy</b> Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
5.2	<b>Relevant planning history</b> The most relevant planning history is summarised below. <ul style="list-style-type: none"> <li>- LA04/2020/1158/F – Demolition of existing building and erection of 65 No Apartments, including 20% social housing – Approved 16<sup>th</sup> February 2023</li> </ul>
5.3	<b>Consultations and Representations</b>
5.4	<b>Statutory Consultees</b> DAERA: Natural Environment Division – No objection DAERA: Water Management Unit – No objection NI Water: – Awaiting final comments DfI Roads Service – No objection subject to conditions DfC: HED – No objections  <b>Non Statutory Consultees</b> BCC: Environmental Health – No objection subject to conditions  <b>Representations</b> The application has been neighbour notified and advertised in the local press. Four representations were received which will be considered in the assessment below.
6.0	<b>PLANNING ASSESSMENT</b>
6.1	<b>Development Plan Context</b>
6.2	Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.
6.3	Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.

6.4	The Belfast Local Development Plan (LDP) when fully completed will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted.
6.5	<b>Operational policies</b> – the Plan Strategy contains a range of operational policies relevant to consideration of the application. The main policies for consideration in this case are Policies
6.6	<b>Proposals Maps</b> – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious. The relevant zonings/designations are set out below. The site is within the development limits of Belfast in the BUAP, and both versions of draft BMAP 2015. The site is zoned as white land in both versions of BMAP as well as BUAP
7.0	<b>Key issues</b>
7.1	The key issues to be considered in the assessment of this application are: <ul style="list-style-type: none"> <li>- Principle of the proposed use</li> <li>- Design</li> <li>- Impact on amenity</li> <li>- Impact on Built Heritage</li> <li>- Climate change</li> <li>- Health Impacts</li> <li>- Access and transportation</li> <li>- Natural heritage</li> <li>- Environmental protection</li> <li>- Wastewater infrastructure</li> <li>-Landscaping</li> </ul>
8.0	<b>Principle of development</b>
8.1	The application site is on unzoned land within the development limits as designated in the BUAP and Draft BMAP. The immediate context is residential with a primary school immediately adjacent. The principle of a padel court facility at this location is therefore considered acceptable subject to the material considerations as set out below.
9.0	<b>Design</b>
9.1	The proposal involves internal reconfiguration of the existing building only. There are 7 padel courts; gym area and pickle ball courts proposed on the ground floor with a café area and ancillary pro shop. The proposed second floor contains offices and a staff room as well as a viewing area and changing rooms if needed. The proposal originally included a spa, however the applicant subsequently removed this element.
10.0	<b>Impact on neighbouring amenity</b>
10.1	Representations were received from two nearby residents. The residents detailed concerns with noise from the resultant development, increase in traffic and lack of parking,

	proposed lighting, as well as concerns regarding the operating hours of the proposal and inclusion of a 'sports bar'. A Noise Impact Assessment (NIA) was submitted as part of the application and forwarded to BCC Environmental Health for comments.
10.2	The submitted NIA indicates that operating hours are still to be confirmed, but anticipated to be from approximately 07:00 to 23:00, seven days per week. The noise arising from the padel and pickleball courts was assessed using measurement data from an existing indoor padel facility of a similar size and type. Having considered the assessment of the source noise and the potential for noise breakout, BCC Environmental Health are content that no adverse impact should arise from these activities.
10.3	They note the proposed gym facility may involve the playing of background music, in gyms this often contains a heavy bass beat element. In order to prevent noise breakout therefore, a condition is recommended that the reverberant music noise level in the gym should not exceed 70dB LAeq, 5 min in order to prevent adverse impact to nearby noise sensitive receptors.
10.4	In order to prevent adverse noise impact from the development site as a whole at night, (including parking) a condition has been recommended to restrict operational hours to daytime only 0700-2300 hours.
10.5	Noise from parking was raised as a concern in the representations submitted. Parking has been assessed in the submitted NIA, this activity has been assessed as not presenting any significant impacts due to noise, as such BCC EHO does not have concerns in relation to the onsite parking in association with the development. The additional comments in relation to a 'sports bar' appear to be erroneous as the proposal includes a gym, and cafe but not a public/private bar.
10.6	The supporting information submitted with the application has indicated that the café shall not be provided with a kitchen extract. A condition has been suggested by EHO to limit the café to providing only cuisine which generally does not require extract ventilation to protect nearby residential amenity.
10.7	The proposal is therefore acceptable in terms of Policy ENV1, in that it protects communities from materially harmful development.
11.0	<b>Impact on Built Heritage</b>
11.1	The site is located on the site of the former Castlereagh Laundry (IHR 10532). Comments were invited from HED (Historic Monuments) and they responded with no objections to the proposal. Therefore, the proposal complies with Policy BH5 of the Plan Strategy.
11.2	Similarly, HED (Historic Buildings) confirmed the proposal complies with Policy BH1 of the Plan Strategy in that the nature of the development respects the setting of the Grade B1 listed building adjacent, Euston Primary School.
12.0	<b>Climate change</b>
12.1	Policy ENV2 states that planning permission will be granted for development that incorporates measures to mitigate environmental change and reduce greenhouse gases by promoting sustainable patterns of development. Policy ENV3 states that planning permission will be granted for development that incorporates measures to adapt to environmental change. The proposal consists solely of internal reconfiguration, therefore opportunities to introduce more sustainable external materials for example are limited.
12.2	Various measures are proposed to comply with ENV2 and ENV3 however, for example low water usage fittings will be used throughout the building, as well as low energy LED lighting.

	Most notably the existing structure is to be reused, not demolished and redeveloped. The proposal is considered to comply with policies ENV2 and 3.
12.3	Policy ENV5 states that all built development shall include, where appropriate, SuDs measures to manage surface water effectively on site, to reduce surface water run-off and to ensure flooding is not increased elsewhere. The submission states that the potential for soft SuDS measures are limited since the site is covered by the existing building or hard surfacing already. There are existing strips of landscaping adjacent to Redcar Street and Euston Street PS within the site boundaries. Whilst this is not ideal, it is acknowledged this is a change of use of an existing building and there are constraints due to access and parking, it is considered that on balance the proposal meets the requirements of ENV5 and a condition will be included with regards to the submission of further SUDS measures to be agreed in writing prior to the commencement of operation should approval be granted.
13.0	<b>Health impacts</b>
13.1	Policy HC1 seeks to ensure that all new developments maximise opportunities to promote healthy and active lifestyles. New developments should be designed, constructed and managed in ways that improve health and promote healthy lifestyles. This will include supporting active travel options, improving accessibility to local service centres, reducing the use of private car travel, adequate provision of public open space, leisure and recreation facilities, high quality design and promoting balanced communities and sustainable neighbourhoods. The site is highly accessible and will provide an addition to community infrastructure that will help contribute to the health and wellbeing of the community over a long-term basis. The proposal is considered to satisfy the requirements of Policy HC1.
14.0	<b>Access and transportation</b>
14.1	The main concern raised within representations is with regards to an increase in traffic and exacerbation of existing parking issues. A Transport Assessment Form was submitted as part of the application initially, and following initial queries from DfI Roads, additional information was provided. The two existing vehicular entrances from Redcar Street are to be used for access and egress. Car parking for 30 cars is proposed within the site. DfI Roads has considered the proposed development and raise no objection subject to conditions. The scale of development and transport implications of the proposal were assessed by DFI Roads and considered to be acceptable.
14.2	The proposal is considered acceptable having regard to Policies TRAN1, TRAN2, TRAN6, and TRAN 8. Transportation considerations in the SPPS are set out at pages 106-110. Policy requirements essentially repeat the provisions of the Plan Strategy and accordingly no conflict arises.
15.0	<b>Natural Heritage</b>
15.1	Policy NH1 relates to the protection of natural heritage resources. Whilst acknowledging receipt of the Biodiversity Checklist DAERA: Natural Environment Division (NED) stated they had no concerns regarding the proposed development having a significant impact on natural heritage interests, and made reference to the Wild Bird Standing Advice.
16.0	<b>Environmental Protection</b>
16.1	As stated previously the site is on the grounds of a former laundry. Whilst supporting information has not been presented with regard to the potential for contaminated land, no breaking of the floor slab is envisaged for the development, and as such there is not an obvious source pathway for any potential contamination. BCC EHO have recommended a condition to be included however should unforeseen contamination is discovered as part of the development works.

17.0	<b>Wastewater infrastructure</b>
17.1	Policy SP1A requires that necessary infrastructure is in place to support new development. NI Water initially recommended the proposal be refused due to network capacity issues and suggested the applicant to engage directly with them and they may be able reconsider their recommendation. The response did however state there is available capacity at the Wastewater Treatment Works (WWTW).
17.2	Following the Applicant's direct engagement NI Water, the proposed spa was removed from the submission. A Solution Engineer Report was completed by NI Water which detailed a solution for the applicant to consider. The Agent for the application has indicated that the drainage consultant has been engaging with NI water. At the time of writing NI Water's final response is outstanding and delegated authority is sought to resolve same, subject to no substantive matters being raised.
17.3	DAERA: Water Management Unit (WMU) also highlighted concerns with respect to sewage disposal and suggested this should be agreed in writing with NI Water or a Consent to Discharge granted prior to commencement of development. At the time of their response no comments had been received from NI Water but they confirmed if NI Water confirms that the WWTW, and associated sewer network can accept the sewage loading with no adverse effect on the WWTW or sewer network's ability to comply with their Water Order Consents, then Water Management Unit would have no objection to this aspect of the proposal.
<b>18</b>	<b>Landscaping</b>
18.1	The Applicant's Biodiversity Checklist indicates that there will be no removal of trees/mature shrubbery. A condition will be included ensure no trees are removed and to require the submission of a final soft and hard landscaping plan.
<b>10.0</b>	<b>Recommendation:</b>
10.1	Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions, resolve a final response from NI Water and deal with any other matters that arise prior to issuing the decision, provided that they are not substantive.
<b>11.0</b>	<b>Draft Conditions:</b>
11.1	<p>1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>2. The rating level (dBLAr,T) from the combined operation of any external plant and equipment associated with the hereby permitted development, must not exceed 44 dBLAr,T during the day time period (07:00 to 23:00) at 1m from the façade of any nearby noise sensitive receptor, when measured and determined in accordance with BS4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound'.</p> <p>Reason: To safeguard the amenities of the area.</p>

3. The hereby approved development, including any arrangements for servicing and delivery shall not operate/occur outside the hours of 0700-2300 hours daily.

Reason: To safeguard the amenities of the area.

4. The internal reverberant sound pressure level from amplified music within the gym area of the hereby permitted development must not exceed 70dB LAeq, 5min as per the associated Noise Impact Assessment authored by MCL Consulting referenced P3809 and dated 27th November 2025

Reason: To safeguard the amenities of the area.

5. Unless otherwise agreed in writing with the Council, no cooking, other than the preparation of hot beverages or the cooking/reheating of food in a panini machine, toaster, oven or microwave oven may be undertaken on the premises.

Reason: To safeguard the amenities of the area.

6. If contamination is encountered during the carrying out of the development, all related development works shall cease, and the Council shall be notified immediately in writing. No further related development works shall proceed until this contamination has been fully investigated in accordance with current Environment Agency and CIRIA guidance and British Standards.

In the event of unacceptable human health risks being identified, a Remediation Strategy shall be submitted to and agreed in writing by the Council. The Remediation Strategy shall be implemented and subsequently a Verification Report shall be submitted to and agreed in writing by the Council prior to the development being occupied or operated. The Verification Report shall be completed by competent persons and demonstrate the successful completion of the remediation works and that the site is now fit for end-use. The Verification Report shall be in accordance with current Environment Agency and CIRIA guidance and British standards.

Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.

7. The use hereby approved shall not become operational until hard surfaced parking areas have been provided and permanently marked in accordance with the approved plan. These facilities shall be permanently retained.

Reason: To ensure acceptable parking facilities on the site.

8. Notwithstanding the submitted details, no development shall commence on site (other than site clearance, site preparation, demolition and the formation of foundations and trenches) unless details of a surface water drainage scheme, which shall incorporate Sustainable Urban Drainage System (SUDS) principles, has been submitted to and approved in writing by the Council. The scheme shall include a programme for implementation of the works and proposals for future maintenance and management. The development shall not be carried out unless in accordance with the approved SUDS scheme, which shall be retained as such thereafter.

Reason: To ensure sustainable drainage of the development. Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.

9. No development shall commence on site unless a soft landscaping scheme has been submitted to and approved in writing by the Council. The scheme shall include all trees, hedgerows and other planting which are to be retained; a planting specification to include [species, size, position and method of planting of all new trees and shrubs]; and a programme of implementation.

All soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development unless otherwise agreed in writing by the Council. Any existing or proposed trees or plants indicated on the approved plans which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council.

Reason: In the interests of the character and appearance of the area. Approval is required upfront because the soft landscaping is critical to the acceptability of the proposal.

11. All trees and planting within the site shall be retained unless shown on the approved drawings or subsequent landscape details as being removed following agreement in writing with the Council. Any existing or new trees or planting indicated on the approved plans which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying, shall be replaced during the next planting season (October to March inclusive) with other trees or plants of a location, species and size to be first approved in writing by the Council.

Reason: In the interests of visual amenity.

This page is intentionally left blank